



16 Queens Road, Liverpool, Merseyside L37 2HL

Offers In Excess Of £500,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale with NO CHAIN this beautifully presented, fully refurbished and extended four bedroomed, two bathroomed detached family home. The property has gone through full refurbishment to include rewire, plastering, full central heating system, windows, bathrooms and kitchen. The property is situated on a corner plot and accommodation comprises: hall, 22' lounge, sitting room, kitchen/dining/family room and wc to the ground floor with four bedrooms (master with en-suite) and family bathroom to the first. Outside drive with parking for several cars, garage and south/west facing gardens to the front, side and rear. The property is situated close to local schools, transport routes and amenities.



Ground Floor

Hall

14'0" x 9'10" (4.27 x 3.01)

Composite double glazed door with side windows, feature oak and glass splindled stairs to first floor, understairs cupboard, Karndean flooring, radiator,

Lounge

22'8" x 12'0" (6.93 x 3.66)

Bright south facing with two UPVC double glazed windows, two radiators, newly carpeted.

Sitting Room

9'11" x 9'4" (3.03 x 2.85)

UPVC French doors to rear garden, Karndean flooring, radiator,

Kitchen/Dining/Family Room

21'5" x 8'7" & 19'9" x 12'2" max (6.55 x 2.63 & 6.02 x 3.73 max)

UPVC double glazed window to rear garden, modern contemporary handleless kitchen with a range of high and low level fitted units and pan drawers, 1 1/2 bowl composite sink unit with mixer tap, two built in ovens, four ring induction hob with extractor fan, built in microwave, integrated dishwasher, American Fridge/Freezer, integrated washing machine breakfast island with seating for 6 and housing a wine fridge, open to family room with bi fold doors onto patio, three radiators, Karndean flooring.

wc

UPVC double glazed window, wash basin in vanity unit, low level wc, radiator, Karndean flooring.

First Floor

Landing

11'2" x 5'8" (3.41 x 1.75)

Oak and glass balustrade, spacious loft accessed via ladder.

Master Bedroom

17'0" x 11'10" (5.2 x 3.63)

UPVC double glazed window, radiator, newly fitted carpet.

En-Suite

UPVC double glazed window, white suite comprising: walk in shower cubicle with double headed shower, wash basin with vanity unit, low level wc, heated chrome towel rail, tiled flooring, tiled walls.

Bedroom 2

13'6" x 11'1" (4.13 x 3.39)

UPVC double glazed window, radiator, newly carpeted.

Bedroom 3

11'0" x 10'2" (3.36 x 3.11)

UPVC double glazed window, radiator, newly carpeted.

Bedroom 4

13'1" x 5'1" (4.00 x 1.56)

UPVC double glazed window, radiator, newly carpeted.

Bathroom

9'1" x 5'6" (2.78 x 1.68)

UPVC double glazed window, white suite comprising: panelled 'P' shaped bath with mixer taps, double headed shower over, glass screen, wash basin in vanity unit, low level wc, heated chrome towel rail, tiled walls, tiled flooring.

Outside

Garage

17'3" x 8'11" (5.26 x 2.72)

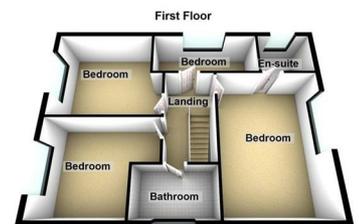
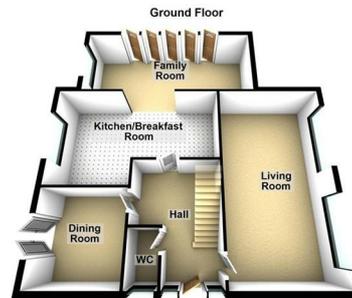
Brick built, roller entrance door, glazed window, lighting and electricity laid on.

Gardens

The property sits on a corner plot and has mature gardens to the front, side and rear being both south and westerly facing, entered via gates to both sides of house and having several patio areas, mainly laid to lawn, borders with mature trees, shrubs and bushes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Measurement are approximate
Plan produced using PlanItip

