



### 3 Harbord Terrace, Liverpool, Merseyside L22 8QQ

£350,000

Berkeley Shaw is pleased to offer for sale this spacious terraced 5 double-bedroomed family home, with stunning views over Liverpool Bay. Situated next to Crosby beach near local amenities. The property needs renovation however offers great potential with the accommodation comprising: a porch, hall, front lounge, morning room, rear lounge and kitchen, To the first floor 4 double bedrooms and a family bathroom and a separate WC. 2nd-floor large loft room with stunning views.





## Open Porch

3'11" x 5'1" (1.2 x 1.56)

## Porch

4'3" x 4'3" (1.3 x 1.3)

Tiled floor, cupboard with gas and electric units

## Hall

9'10" x 14'1" 5'2" x 2'11" (3.0 x 4.3 1.6 x 0.9)

Stainglass window, radiator

## Front Reception

19'0" x 17'0" (5.8 x 5.2)

Radiator, fireplace

## Morning Room

14'1" x 11'9" (4.3 x 3.6)

High-quality luxury vinyl flooring, gas central heating boiler

## Kitchen

11'1" x 10'9" (3.4 x 3.3)

Part UPVC, High-quality luxury vinyl flooring, radiator, Plumbing for dishwasher and washing machine. gas cooker point, a range of wall and base units

## Rear Reception Room

13'9" x 14'1" (4.2 x 4.3)

Radiator, original wood window

## Bedroom 1

10'2" x 8'10" (3.1 x 2.7)

Metal double glazed,

## Bedroom 2

16'8" x 16'4" (5.1 x 5.0)

Radiator, fitted wardrobe, metal double glazing

## Bedroom 3

11'9" x 14'5" (3.6 x 4.4)

Radiator, UPVC Window

## Bedroom 4

14'9" x 11'5" (4.5 x 3.5)

Radiator, UPVC Window

## Bedroom 5 loft

22'7" x 17'0" (6.9 x 5.2)

UPVC window, radiator

## WC

2'7" x 6'2" (0.8 x 1.9)

UPVC window, close fit WC

## Family Bathroom

11'9" x 7'6" (3.6 x 2.3)

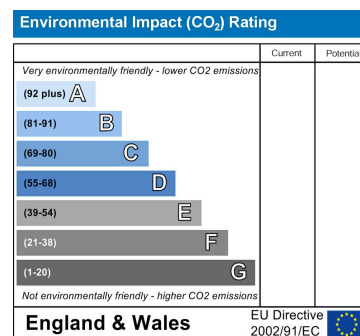
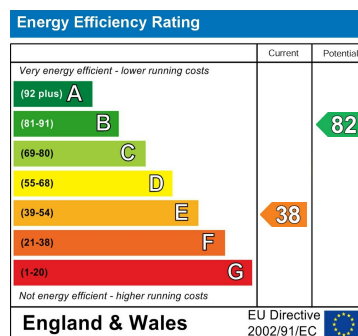
Pedestal sink, shower cubical, electric shower, radiator, bath, bidet.

## Landing

8'10" x 9'2" (2.7 x 2.8)

## Outside

Large garden to the front and walled courtyard to the rear



While every effort has been made to ensure the accuracy of the floorplan depicted here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The correct, up-to-date and accurate floor plan will be issued and no guarantee shall be given.



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