



## 26 Alpha Street, Liverpool, Merseyside L21 8HL

£60,000

KAREN PARKS @ Berkeley Shaw is pleased to offer with NO CHAIN, for first time buyer or investor, this three bed roomed mid terraced family home, the property is in need of some upgrading. The accommodation comprises: hall, lounge, dining room and fitted kitchen to the ground floor. To the first floor three bedrooms and family bathroom. Outside rear yard.



## Ground Floor

### Porch

UPVC double glazed door, meter cupboard, tiled floor.

### Hall

Stairs to first floor, understairs cupboard, radiator.

### Lounge

10'7" x 8'9" (3.25 x 2.68)

UPVC double glazed window, radiator.

### Dining Room

11'7" x 10'0" (3.54 x 3.06)

UPVC double glazed window, radiator.

### Kitchen

8'6" x 5'7" (2.61 x 1.71)

UPVC double glazed door and window to rear, range of high and low level fitted units, stainless steel sink unit with mixer taps and drainer board, built in oven four ring hob.

## First Floor

### Bedroom 1

10'8" x 10'5" (3.26 x 3.2)

UPVC double glazed window, wall hung boiler, radiator.

### Bedroom 2

10'8" x 9'10" (3.26 x 3.01)

UPVC double glazed window, radiator.

### Bedroom 3

6'7" x 4'11" (2.03 x 1.5)

UPVC double glazed window, radiator,

### Bathroom

White suite, panelled bath, pedestal wash basin, low level wc.

### Outside

Rear Paved Yard.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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