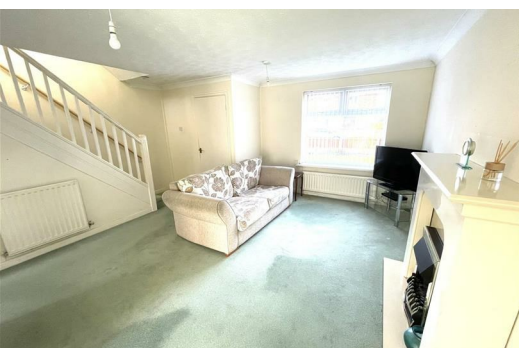




87 Runnells Lane, Liverpool, Merseyside L23 1XJ

Asking Price £230,000

Karen Parks @ Berkeley Shaw is pleased to offer for sale with 'NO CHAIN' this 3 bedroomed detached family home. The property is close to local schools, transport routes and amenities. The accommodation comprises: porch, lounge/dining room, fitted kitchen, utility room and wc to the ground floor and three bedrooms and family bathroom to the first. Outside drive with parking, a garage and good sized gardens to the front and rear, the rear garden being south facing.



Ground Floor

Porch

Entered via UPVC double glazed door, door wc, door lounge.

Lounge

15'10" x 14'0" (4.83 x 4.27)

UPVC double glazed window to front, feature fire surround and heart with electric fire, spindled stair case to first floor, radiator, open to:

Dining Room

9'9" x 7'4" (2.99 x 2.25)

UPVC double glazed patio doors to rear garden, radiator.

Fitted Kitchen

9'9" x 8'2" (2.99 x 2.50)

UPVC double glazed window, range of high and low level fitted units, post formed work surfaces, stainless steel sink unit with drainer board and mixer tap, space for oven, undetstairs pantry cupboard, part tiled walls, radiator.

Utility Room

8'7" x 7'5" (2.64 x 2.28)

UPVC double glazed door and window to rear garden, high and low level cupboards, plumbed for washing machine, space for tumble dryer, wall hung boiler, radiator, personal door to garage,

Wc

UPVC double glazed window, wall hung wash basin, low level wc, radiator.

First Floor

Landing

UPVC double glazed window, airing cupboard.

Bedroom 1

12'7" x 7'10" (3.86 x 2.39)

UPVC double glazed window, range of fitted wardrobes to one wall, radiator.

Bedroom 2

11'1" x 8'6" (3.4 x 2.6)

UPVC double glazed window, range of fitted wardrobes to one wall, radiator.

Bedroom 3

7'9" x 7'6" (2.37 x 2.31)

UPVC double glazed window, fitted wardrobe, radiator,

Bathroom

7'1" x 6'1" (2.16 x 1.86)

UPVC double glazed window, suite comprising: panelled bath, wash basin in vanity unit, low level wc, part tiled walls.

Outside

Garage

17'2" x 8'2" (5.25 x 2.49)

Up and over door, electric and lighting laid on, personal door to utility room.

Front Garden

Drive with parking for several cars, laid to lawn.

Rear Garden

Good sized south facing, patio area, laid to lawn, borders with fruit tree, shrubs and bushes.

