



21 South Parade, Liverpool, Merseyside L23 9SA

Offers In Excess Of £250,000

****NO CHAIN****

This 3 BED SEMI is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

Following some refurbishment, this property would be ideal for a first-time buyer or young family.

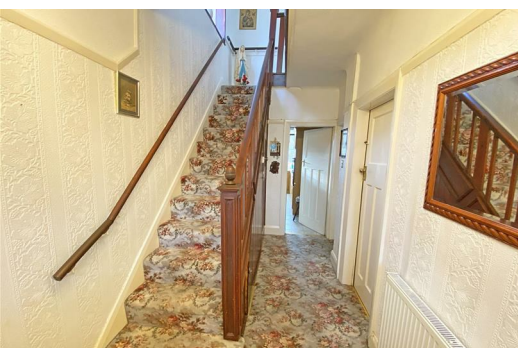
Benefiting from off-road parking and gardens, this is a property with significant potential.

On the ground floor, there is an entrance hallway, 2 reception rooms and a kitchen.

On the first floor are 3 bedrooms and a Bathroom room.

Externally there is a driveway and gardens.

Call now to book your viewing.



Porch

UPVC door, tiled floor

Hall

15'5" x 5'10" (4.7 x 1.8)

Original stained glass windows, radiator

Under Stairs Cupboard

3'11" x 2'7" (1.2 x 0.8)

Front lounge

14'5" x 11'1" (4.4 x 3.4)

Gas fire, original stained glass windows, radiator

Rear lounge

14'9" x 10'9" (4.5 x 3.3)

Flame effect fire, UPVC double-glazed patio doors leading into the garden

Kitchen

15'1" x 6'6" (4.6 x 2.0)

Range of modern wall and base units, tiled floor, electric double oven, gas hob, stainless steel sink, UPVC door into the garden, Wooden framed window, plumbing for washing machine.

Landing

8'10" x 6'2" (2.7 x 1.9)

Stained glass window

Bedroom 1

6'2" x 9'2" (1.9 x 2.8)

UPVC window, radiator

Bedroom 2

14'9" x 10'9" (4.5 x 3.3)

Fitted wardrobes, radiator, wood double-glazed window, gas fire and fireplace

Bedroom 3

12'9" x 10'9" (3.9 x 3.3)

Laminate floor, Fitted cupboards, Worcester combi boiler, radiator, wooden double-glazed window, fireplace.

Bathroom

9'6" x 6'2" (2.9 x 1.9)

Tiled walls and floor, pedestal sink, close-fit WC, electric shower over bath, wooden window.

Outside

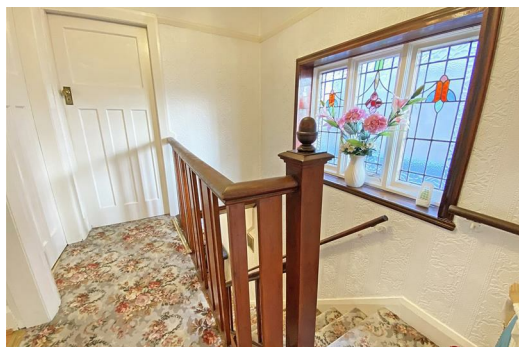
Large flagged drive, mature garden to rear divided into 2 areas

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		65
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given as to their operation or efficiency at the time of sale.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

