



43 Brooke Road East, Liverpool, Merseyside L22 2AN
Offers In Excess Of £250,000

Berkeley Shaw are delighted to bring to the market this fabulous three-bedroomed semi-detached family home in a superb location within walking distance of Crosby's waterfront, village and transport links. The accommodation briefly comprises of: - hall, lounge, living room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor, front driveway for off-road parking and a lovely rear garden.

To book a viewing please call 0151 924 6000



Vestibule

6'11" x 2'7" (2.113 x 0.796)

Wood effect lino, PVC double glazed doors. Wood framed single glazed door and 2 side windows all with obscured glass

Hallway

15'0" x 6'9" (4.578 x 2.066)

Meter cupboards x 2, UPVC double glazed window to side staircase, radiator, carpet.

Front Reception

11'4" into alcove x 13'0" into bay (3.472 into alcove x 3.979 into bay)

UPVC double glazed bay window, fully tiled floor, radiator, gas fire with floating marble mantle, wall lights, central ceiling light pendant, concertina wooden single glazed doors into lounge.

Rear reception

13'11" x 11'4" into alcove (4.259 x 3.479 into alcove)

Fully tiled floor, double radiator, Insert gas fire with floating mantle, two wall lights, one central pendant light. UPVC double glazed French doors with surrounding windows leading to rear garden, two wall lights, one central pendant light.

Kitchen

10'0" x 10'0" (3.050 x 3.050)

Range of fitted base and wall units, plumbing for washing machine, composite sink with mixer taps, electric oven, gas hob, extractor hood, under counter lights, tiled floor, UPVC double glazed exterior door, UPVC double glazed window.

WC

Low level WC, wash basin, extractor fan.

Landing

UPVC obscured window, loft hatch, carpet.

Bedroom 1 Front

13'0" x 9'1" (3.978 x 2.777)

UPVC double glazed window, wood effect laminate floor, wooden fitted wardrobes, radiator.

Bedroom 2 Front

6'10" x 9'0" (2.092 x 2.751)

UPVC double glazed window, radiator, wood effect laminate flooring.

Bedroom 3

9'5" x 11'11" (2.889 x 3.652)

UPVC double glazed window, fitted wardrobes, radiator wood effect laminate flooring.

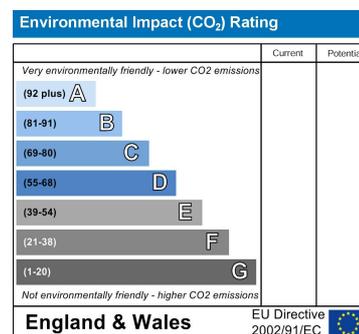
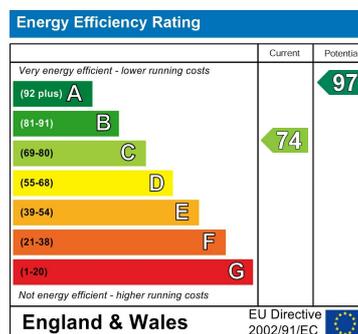
Family Bathroom

6'7" x 7'5" (2.013 x 2.271)

Panelled bath with electric shower overhead and shower screen, sink, low level WC, fitted cupboards with shelves x 2, UPVC double glazed window.

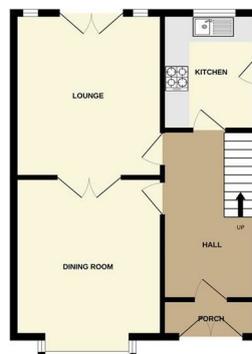
Outside

to the front there is a driveway and lawned area. The rear has a paved patio area, lawn and planted borders.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of floors, walls, ceilings, etc. are given as approximate and no responsibility is taken for any error or omission in the information. The services, systems and appliances shown here are not intended as a guarantee of their performance. The services, systems and appliances shown here are not intended as a guarantee of their performance. Made with Metronix 10000



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