



## 21 Laurel Grove, Liverpool, L22 2AF

Offers Over £290,000

Are you in the market for an ideal family home?

If so, then this beautifully presented three-bedroom semi-detached home could be the one for you. This is the ideal purchase for a variety of buyers whether you are a family looking to take advantage of the super local schooling, commuters needing a strong transport infrastructure or anybody looking for a turn-key home.

Set out across two floors, the accommodation briefly comprises; enclosed porch, inviting reception hall with under stair storage, bay fronted living room currently utilised as a bedroom, spacious sitting room, beautifully presented open plan kitchen diner perfect for eating as a family, office and Wc. Rising to the first floor, the landing provides access to three good-sized bedrooms and a modern three-piece bathroom. Externally, the property offers a block paved front garden and good-sized rear garden.

Get in touch straight away for a viewing!





## Enclosed Porch

## Entrance hall

## Living Room

13'6" x 11'1" (4.12 x 3.38)

Double glazed windows to bay, laminate floor, feature fireplace & radiator

## Sitting Room

13'0" x 11'1" (3.97 x 3.38)

timber frame double doors to rear garden, herringbone effect laminate flooring, 2 x radiator

## Kitchen Diner

12'3" x 10'11" (3.74 x 3.35)

Range of wall and base units, stainless steel sink & drainer, four ring gas hob, electric oven, tiled floor, combi boiler, tower rad, storage cupboard, double glazed window, timber frame door to rear garden, spot lights.

## Office

7'0" x 3'11" (2.14 x 1.2)

Double glazed window, laminate floor

## Ground floor Wc

3'11" x 3'11" (1.2 x 1.2)

Wc, basin, tiled floor, double glazed window

## Landing

Double glazed window, loft access

## Bedroom 1

13'5" x 9'4" (4.1 x 2.87)

Double glazed window, radiator, laminate floor

## Bedroom 2

12'11" x 11'0" (3.96 x 3.37)

Laminate floor, radiator, double glazed window

## Bedroom 3

7'10" x 7'4" (2.39 x 2.26)

Laminate floor, radiator, double glazed window

## Bathroom

7'6" x 5'6" (2.29 x 1.7)

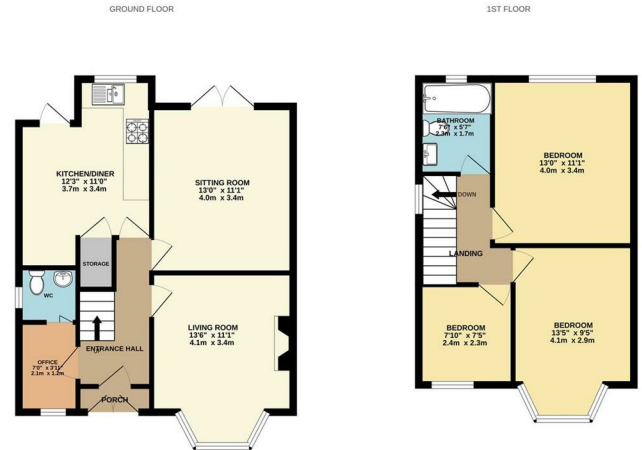
Wc, basin, bath with rainfall shower head and glass shower screen, towel radiator, double glazed window

## Externally

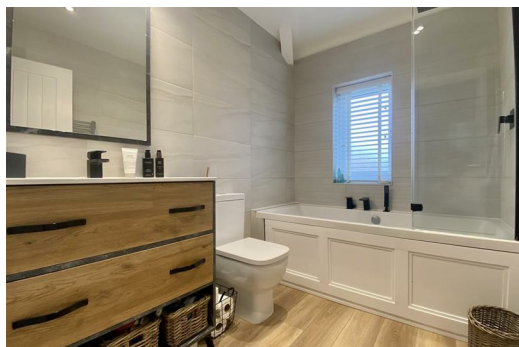
Block paved front garden, fenced rear garden with laid to lawn, mature borders and sitting area

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 80                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 42      |                         |
| (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   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |



Whilst every effort has been made to ensure the accuracy of the figures contained here, measurement of floor, ceiling, room and any other space 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency for the given space.



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