



25 Royton Road, Liverpool, L22 4RB

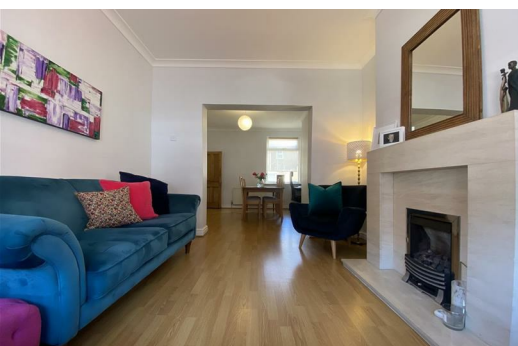
£210,000

If you are looking for a spacious terraced home in the heart of L22 then this may be the home for you!

Offered for sale by Berkeley Shaw Real Estate is this extended three-bedroom mid-terrace property situated on Royton Road L22. Offering spacious well-presented accommodation throughout, this is the ideal purchase for a variety of buyers whether you are looking to take your first step onto the property ladder or a family needing three double bedrooms.

Set out across two floors, the accommodation briefly comprises; entrance hall, generous through living/dining room which is flooded with natural light via the bay window and boasting a gas fireplace. This is the perfect space to relax as a family or for entertaining guests. The modern fitted kitchen is beautifully presented and offers ample storage and a range of integrated appliances. Completing the ground floor layout is a utility area and modern three-piece bathroom. Ascending to the first floor, the generous landing provides access to three double bedrooms and a modern WC. Externally, the property offers a walled and gated rear yard. Further benefits include gas central heating and double glazing.

Viewing is essential to appreciate the spacious accommodation on offer.



Entrance Hall

Laminate floor, radiator & stairs to first floor.

Living Room

Double glazed windows to bay, laminate floor, radiator & gas fire.

Dining Room

Double glazed window, laminate floor & radiator.

Kitchen

Range of base units, composite sink, five ring gas hob, electric oven, integrated dishwasher, 2 x double glazed window, tiled splash back & radiator.

Utility Room

Combi boiler, door to rear yard & space for washing machine.

Bathroom

Bath with glass shower screen, Wc, basin, radiator, double glazed window, part tiled walls, extractor fan & spotlights.

Landing

Loft access & radiator.

Bedroom 1

Fitted wardrobes, double glazed windows to bay, laminate floor & radiator.

Bedroom 2

Double glazed window, laminate floor & radiator.

Bedroom 3

Double glazed window & radiator.

WC

Tiled floor, Wc, basin & double glazed window.

Externally

Walled and gated rear yard.

GROUND FLOOR

1ST FLOOR



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 error or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 2022.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	70 75

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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Company No. 05206927

