



## 32 Curzon Road, Liverpool, L22 0NL

### Offers Over £240,000

Are you looking to take your first step onto the property ladder?

If you are looking for a turnkey home, then this is the home for you. This beautifully presented four-bedroom end of terrace is brought to the sales market by Berkeley Shaw Real Estate. With an abundance of original features with a modern twist, this is bound to be a popular instruction among buyers.

Set out across two floors, the accommodation comprises; entrance vestibule, spacious entrance hall, with exposed wood flooring. The bay fronted living room is the ideal space for relaxing of an evening and is bursting with original features including exposed wooden flooring, ceiling rose and shutter blinds. The dining room is the ideal space to entertain and boasts double doors out to the rear yard. Completing the ground floor layout is a well presented fitted kitchen complete with a range of integrated appliances including double oven, induction hob, fridge freezer, original storage cupboard and centre island with quartz work top. Ascending to the first floor, the landing provides access to four good sized bedrooms and spacious four-piece bathroom.

Externally, the rear yard is finished with Indian stone and is the ideal space for taking in the sun. Further benefits include gas central heating and double glazing.

Get in touch straight away for a viewing!





## Vestibule

Exposed wooden floor, meter cupboard

## Entrance hall

Exposed wood flooring, under stairs storage cupboard, stairs to first floor, radiator.

## Living Room

13'6" x 13'0" (4.12 x 3.97)

Exposed wood flooring, ceiling rose, gas fire with cast iron surround, plantation shutter blinds, radiator.

## Dining Room

11'3" x 12'0" (3.43 x 3.68)

UPVC double doors, exposed wooden floor, ceiling rose, ornate coving, radiator.

## Kitchen

14'4" x 12'4" (4.38 x 3.78)

Range of wall & base units, induction hob, double electric oven, integrated washing machine, integrated dishwasher, 2 x double glazed windows, tiled floor, sink unit, combi boiler.

## Landing

Loft access, storage cupboard, ceiling light.

## Bedroom 1

13'1" x 11'5" (4.01 x 3.5)

Radiator, feature fireplace with cast iron surround, plantation shutters, exposed wooden flooring, double glazed windows.

## Bedroom 2

10'10" x 11'9" (3.31 x 3.60)

Feature fireplace, double glazed window, exposed wooden flooring, radiator.

## Bedroom 3

8'2" x 5'10" (2.51 x 1.78)

Radiator, double glazed window, plantation shutter blinds.

## Bedroom 4

5'10" x 11'11" (1.79 x 3.64)

Double glazed window, radiator.

## Bathroom

5'2" x 8'9" (1.58 x 2.69)

Tiled floor, part tiled walls, double glazed windows, Wc, basin, walk in shower.

## Externally

Walled and gated rear yard with Indian stone floor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(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		84
(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



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