



50 Kingswood Avenue, Liverpool, L22 4RL

If you are looking for your first home or an ideal buy-to-let opportunity, this could be the ideal property for you!

Berkeley Shaw are the appointed agents for this three-bedroom mid terrace located on Kingswood Avenue L22. The surrounding area benefits from an excellent array of amenities with easy access to St John's Road, Liverpool Road & South Road which provide a range of shops, bars, restaurants and cafes. There is also a good local transport infrastructure via both road and rail giving access to Liverpool, Southport & surrounding areas.

The accommodation is laid out across two floors and comprises; vestibule, entrance hall, bay fronted dining room with gas fire & shutter blinds. To the rear of the property is a spacious living room with shutter blinds and log burning stove. Completing the ground floor layout is a fitted kitchen with ample storage, gas burning hob and electric oven. Ascending to the first floor, the landing provides access to three good sized bedrooms and a three-piece shower room. Externally, the property benefits from a walled and gated rear yard. Further benefits to the property include gas central heating, double glazing and no onward chain.

Get in touch straight away for a viewing!

- Three-bedroom mid-terrace
- No onward chain
- Sought after location
- Log burner to living room
- Rear yard
- Tenure: freehold Council tax band: B

Offers Over £170,000

Vestibule

Tiled floor & meter cupboard.

Entrance hall

Stairs to upper floor.

Dining room

Double glazed windows, shutter blinds & gas fire.

Living room

Double glazed window, shutter blinds, log burner & radiator.

Kitchen

Range of wall & base units, extractor hood, gas hob, electric oven, stainless steel sink with drainer, stable style door, double glazed window & combi boiler.

Landing

Bedroom 1

Double glazed windows, shutter blinds & radiator.

Bedroom 2

Double glazed window.

Bedroom 3

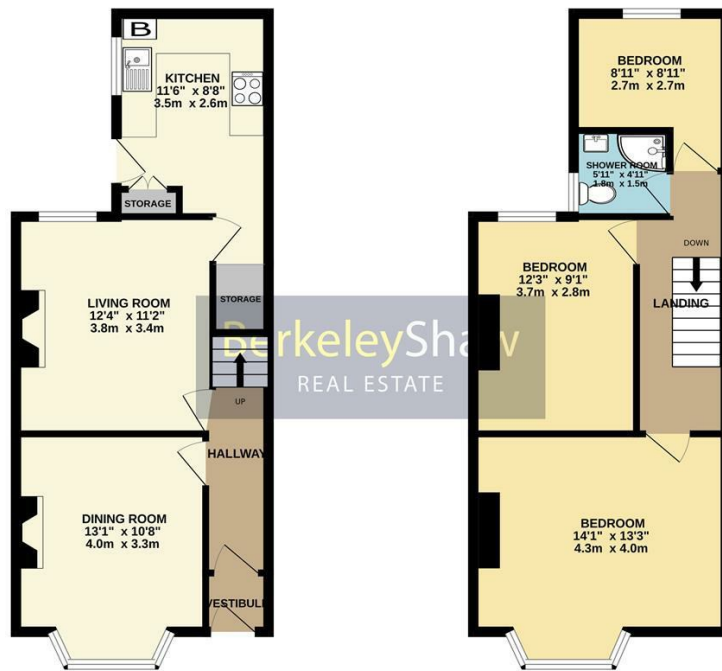
Double glazed window & radiator.

Shower room

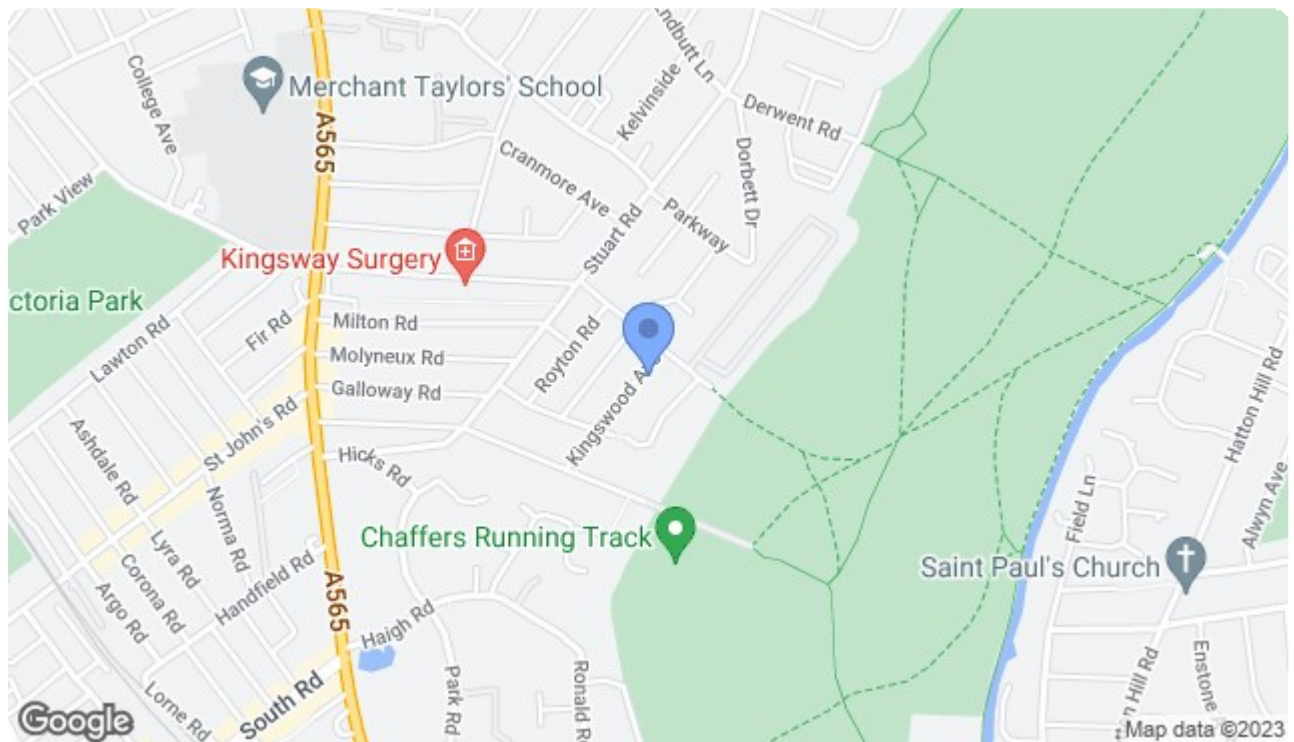
WC, basin, corner shower unit with electric shower & double glazed window.

Externally

Walled and gated rear yard.



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 as to their operability or efficiency can be given.
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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	
		68	85

Environmental Impact (CO ₂) 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	