



Killarney, 27 Kingsway, Liverpool, L22 4RG

Offers Over £450,000

If you are in the market for a spacious family home with an abundance of character features, then look no further!

Berkeley Shaw is excited to offer for sale this fantastic, detached residence located on Kingsway, L22. This home has fantastic potential for the right family and offers well-proportioned accommodation throughout with a real charm & character. The surrounding area boasts many amenities including excellent transport links, shopping facilities, restaurants, cafes and bars. If you are a family looking for excellent schools, then this may be the ideal location.

Set out across three floors, the accommodation comprises; impressive vestibule with stunning ornate tiles to the floor and walls. The inviting entrance hall provides access to three spacious reception rooms. The living room and sitting room are both bay fronted and are complete with feature fireplaces and shutter blinds. The dining room is flooded with natural light via the bay and has a further fireplace. Completing the ground floor layout is a good-sized kitchen diner boasting ample storage, double doors to the rear garden and access to the pantry. Rising to the first floor, you are greeted by an impressive stained-glass window and a spacious landing. From here, you access four generously sized bedrooms, the master-suite benefiting from en-suite shower room. Completing the layout is a beautifully presented four-piece bathroom with an impressive free-standing bath and corner shower. The loft space provides two further rooms which are currently utilised as storage. Externally, the property provides a well-maintained front garden with laid to lawn, mature borders and a block paved driveway, which leads to the detached garage. To the rear of the property is a good-sized rear garden with outbuildings, laid to lawn and mature borders. Further benefits include gas central heating.

Viewing is essential to appreciate this fantastic home!



Vestibule

Ornate tiled walls & floor.

Entrance hall

Radiator, exposed wood flooring & stairs to upper floor.

Living room

Single glazed windows to bay, shutter blinds, 2 x radiators, fireplace, coving & exposed wood flooring.

Dining room

Single glazed windows to bay, 2 x radiators, exposed wood floor, open fire with tiled surround & coving.

Sitting room

Single glazed windows to bay, shutter blinds, gas fire with tiled surround, exposed wood flooring and coving.

Kitchen diner

Range of wall & base units, double glazed window, UPVC doors to garden, radiator, tiled floor, tiled splash back, stainless steel sink with drainer, extractor hood & access to pantry.

Pantry

Single glazed window, tiled floor & shelving.

Landing

Single glazed stained glass window & loft access.

Bedroom 1

Fitted wardrobe, single glazed window, radiator & exposed wood flooring.

En-suite

Single glazed window, corner shower unit with electric shower, WC, basin & towel radiator.

Bedroom 2

Exposed wood flooring, single glazed window & radiator.

Bedroom 3

Exposed wood flooring, single glazed window, radiator & feature fireplace with tiled surround.

Bedroom 4

Single glazed window, laminate floor & radiator.

Bathroom

Free standing bath, corner shower, WC, basin, storage cupboard, tiled floor, tiled walls, 2 x single glazed windows & towel radiator.

Loft space

Landing area providing access to two further rooms, both with exposed wood floor & sky-lights.

Externally

Well maintained front garden with laid to lawn, block paved path & block paved driveway providing access to the detached garage. Mature rear garden with laid to lawn, block paved patio area & outbuildings.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		63
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		63
(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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The vendor, agent and agent's office accept no liability for any error or omission as to their accuracy or efficiency can be given. Made with Mapbox 2023



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