

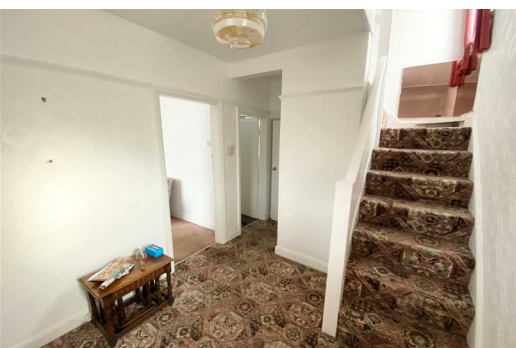


## 35 Millersdale Road, Liverpool, Merseyside L18 5HG

£250,000

Berkeley Shaw is pleased to offer for sale with 'NO CHAIN' this 3 bedroomed semi detached family home in need of modernisation. The property is close to local schools, transport routes and amenities. The accommodation comprises: hallway, lounge and kitchen to the ground floor and three bedrooms and bathroom and WC to the first. Outside drive with parking to the front and garden.

Call Berkeley Shaw on 0151 924 6000 to arrange a viewing.



## Front Exterior

Block paved front with walled boundaries

## Porch

Pvc double glazed windows with a pvc double glazed door, 1 x wall light, wooden internal door with bevelled oval glass to top.

## Hallway

9'8" x 8'11" (2.950 x 2.734)

pvc double glazed window to side, 1 x creda storage heater.

## Lounge

11'11" x 12'8" in to bay (3.635 x 3.865 in to bay)

Pvc double glazed bay windows, 1 x creda storage heater 1 x feature fireplace with electric fire.

## Dining Room

11'4" x 11'11" (3.461 x 3.647)

1 x pvc double glazed window, 1 x triple glaze sliding screen, Fire place with electric fire, 1 x creda storage heater.

## Kitchen

7'10" x 8'8" (2.396 x 2.654)

Pvc double glazed exterior door, 2 x pvc double glazed windows, wood chipped panelled walls, range of base and wall units, plumbing for washing machine, stainless steel sink unit.

## Stairs to First Floor

### Bedroom 1 Front

13'3" x 11'11" (4.061 x 3.649)

1 x pvc double glazed window, triple glaze slider fitted wardrobes, 1 x creda storage heater.

### Bedroom 2 Back

12'0" x 8'4" (3.670 x 2.56)

1x pvc double glazed window, 1 x creda storage heater, 1 x emersion water cylinder.

### Bedroom 3 Front

8'6" x 9'1" (2.614 x 2.770)

1 x pvc double glazed window

## Bathroom

4'7" x 8'3" (1.405 x 2.533)

1 x pvc double glazed window, storage heater, pedestal sink, panelled bath, artex walls and ceiling.

## WC

1x pvc double glazed window, low level WC.

## Rear Exterior

Good size garden, overgrown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
		<b>37</b>
EU Directive 2002/91/EC		
England & Wales		

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



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in this statement. This plan for illustrative purposes only and should not be used to justify any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee can be given for their operability or efficiency for the given. Made with Metropac ©2023



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

