



## 146 Stuart Road, Liverpool, L23 0QQ

### Offers In The Region Of £240,000

Are you looking to take your first step onto the property ladder or looking for an ideal family home?

Situated on Stuart Road L23, is this extended three-bedroom semi-detached property brought to the sales market by Berkeley Shaw. The property is in need of some modernisation but has been well-maintained by the current owners. The surrounding area offers an excellent variety of amenities making this the perfect buy for a variety of buyers. If you are a family looking for excellent local schools, this is the ideal property for you. Crosby Village, College Road & Coronation Road also offer an excellent variety of shops, restaurants, cafes & bars. The area also has excellent transport links via both road & rail making this perfect for commuters.

Set out across two floors, the accommodation comprises; porch leading to a spacious entrance hall with understairs storage. From here, you access the spacious dining room which is ideal for entertaining and boasts folding doors through to the generous rear living room. Completing the ground floor layout is a good-sized kitchen with ample storage and providing access to a lean-to. Rising to the first floor, the landing gives access to three bedrooms, two of which boast fitted wardrobes and a three-piece shower room. Externally, the property benefits from off-street parking and a good-sized rear garden with patio area & outbuildings. Further benefits include gas central heating, double glazing and no onward chain.

Get in touch straight away to arrange a viewing!



## Porch

UPVC 'French doors' & tiled floor.

## Entrance hall

Double glazed window, understairs storage, radiator & stairs to first floor.

## Dining room

Double glazed windows to bay, radiator, picture rail and folding doors through to living room.

## Living room

Gas fire, radiator & UPVC sliding door to rear garden.

## Kitchen

Range of wall & base units, composite sink, Double glazed window, tiled floor, tiled splash back, radiator, door to lean-to & space for washing machine.

## Landing

UPVC double glazed window & loft access.

## Bedroom 1

Picture rail, radiator, fitted wardrobes & double glazed window.

## Bedroom 2

Picture rail, radiator, fitted wardrobes & double glazed window.

## Bedroom 3

Double glazed window, radiator & laminate floor.

## Bathroom

Double glazed window, WC, basin, corner shower with electric shower, radiator, tiled floor & tiled walls.

## Externally

Front garden with mature borders & off street parking. Rear garden with patio area, laid to lawn & outbuildings with electricity.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given. Made with MyHomeplan (2022)

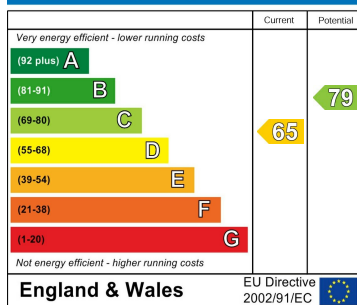
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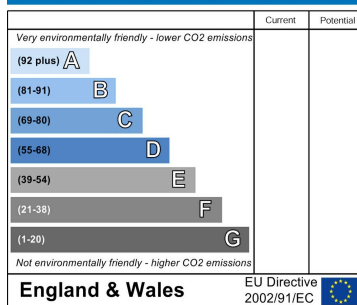


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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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