



19 Willoughby Road, Liverpool, Merseyside L22 0NP

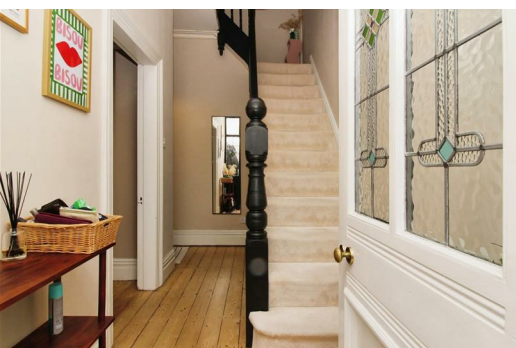
Offers Over £240,000

If you are looking to take your first step onto the property ladder, this could be the ideal home for you!

This beautiful four-bedroom mid terrace home is brought to the sales market by Berkeley Shaw Real Estate. The property boasts many original features with a modern twist after undergoing renovation by the current owners. The surrounding area is highly sought after, given the wide variety of amenities available in the surrounding area. There are a wide range of shops, bars, restaurants, & cafes available close by. The area also boasts a wide range of schools making this perfect for families and excellent transport links adding to the desirability for commuters.

Set out across two floors, the accommodation comprises; vestibule with impressive feature-stained glass door, spacious entrance hall with understairs storage, beautifully presented bay fronted living room with feature fire, rear dining room which is flooded with natural light via a large window and open aspect through to the cosy snug/morning room with log burning stove. Completing the ground floor layout is a modern kitchen with a range of integrated appliances. Rising to the first floor, the spacious landing gives access to four well-proportioned bedrooms and a three-piece family bathroom. Externally, the property boasts a walled and gated rear yard with storage space and out-door WC. Further benefits to the property include gas central heating and double glazing.

Get in touch straight away before this property is snapped up by a lucky buyer!



Vestibule

With original stained glass windows and door

Hallway

Exposed wooden floor, under stairs storage,

Living room

Double glazed bay window to front, original ceiling coving, feature fireplace & exposed wooden flooring.

Dining room

Double glazed window, original ceiling coving, radiator, exposed wooden flooring & radiator.

Snug/morning room

Double glazed window, radiator & log burning stove.

Kitchen

Double glazed window, Range of wall and base units, induction hob, electric oven, extractor hood, ceramic circular sink & Access to rear courtyard.

Bedroom 1

Double glazed bay window, feature fireplace, original features and radiator.

Bedroom 2

Double glazed window, original features and radiator.

Bedroom 3

Double glazed window original features and radiator

Bedroom 4

Double glazed window, original features and radiator

Family Bathroom

Double glazed frosted window, paneled bath, low level WC, pedestal wash hand basin, part tiled walls and floor

Outside

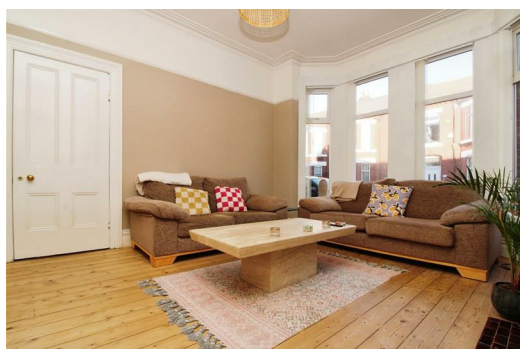
To the front of the property is a small walled garden and to the rear there is a courtyard with outdoor WC.

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		54	
(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			84
(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	



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plans, sections, elevations and any other details are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and other professionals have not been asked and no guarantee as to their capability or efficiency can be given. Made with Hoxpox 02044



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