



BerkeleyShaw

34 Merrilox Avenue, Liverpool, Merseyside L31 0BU

Asking Price £270,000

Are you a growing FAMILY looking for more space this large 1960's semi-detached house offers 3 DOUBLE bedrooms, two spacious reception rooms, conservatory, utility and downstairs WC. With the POTENTIAL to put your own stamp on this property and create your forever home.

Located in a sought after area of Lydiate close to excellent schools, parks and amenities ideal for families and with driveway parking, GARAGE and GARDEN with grass lawn and beautiful mature borders.

Downstairs there is a lounge through to dining room, these versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family room or a formal dining space. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

The CONSERVATORY provides more reception space where you can look onto your garden in a warm and dry room. The dining kitchen is well-equipped and offer potential to knock through to dining room. There is an adjoining utility/laundry with downstairs WC and access to integral GARAGE with lighting and electrics.

Upstairs the property features three DOUBLE bedrooms, each offering a peaceful retreat for rest and relaxation. With enough room for family members or guests, these bedrooms are designed to accommodate various needs.



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Hall

Entering through enclosed double glazed porch. White UPVC front door with window side panels. Fitted carpet, stairs to first floor, Meter Cupboard

Lounge

14'6" x 12'0" (4.44 x 3.66)

Fitted carpet, electric fire with surround, large window to front aspect and French style doors through to dining room.

Dining Room

10'7" x 9'7" (3.25 x 2.93)

Fitted carpet, door through to sunny conservatory and kitchen.

Conservatory

12'0" 10'9" (3.66 3.29)

Wood effect laminate flooring, patio doors onto garden. Mains heated radiator. Built approx. 2008/9.

Kitchen

10'5" x 9'6" (3.20 x 2.90)

Range of base and high level cream gloss fitted units with eye level oven and grill. 5 Ring hob and over extractor. Stainless steel one and half sink and drainer. Chrome heated towel rail. Amtico LVT flooring.

Garage

12'11" x 7'6" (3.96 x 2.30)

Integral with door through utility/laundry.

Utility/Laundry

8'3" x 7'6" (2.53 x 2.30)

Tiled Floor, door to rear garden, door to WC and garage. Combi Boiler (Installed approx. April 2016 and last service Dec 2022) Plumbing for washing machine.

Downstairs WC

WC, Sink and mirror bathroom cabinet. Tiled Floor.

Bedroom 1

13'8" x 9'8" (4.19 x 2.97)

DOUBLE

Bedroom 2

11'5" x 11'2" (3.50 x 3.41)

DOUBLE

Bedroom 3

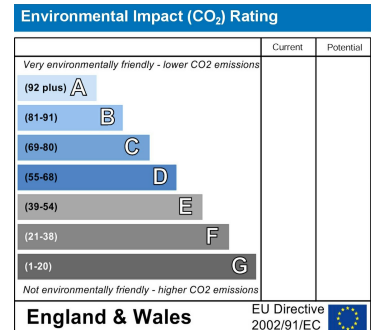
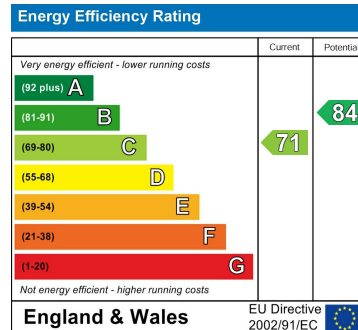
10'0" x 9'1" (3.07 x 2.79)

DOUBLE

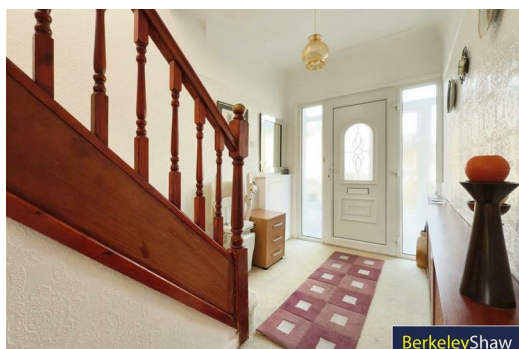
Bathroom

9'6" x 6'0" (2.90 x 1.85)

Double shower with glass screen, white heated towel rail, integrated sink/storage unit with over mirrored bathroom cabinet. Tiled walls and floor. Windows to rear aspect and side.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee as to their condition or efficiency can be given. Made with MapInfo 12.0.0.5



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