



BerkeleyShaw
REAL ESTATE

35 Marina Avenue, Liverpool, L21 7PE

£170,000

NO ONWARD CHAIN | FANTASTIC POTENTIAL | EXTENDED KITCHEN | IDEAL FOR FIRST TIME BUYERS OR FAMILIES

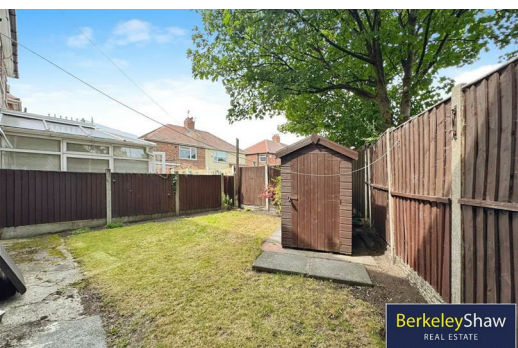
Offered to the market with no onward chain, this three-bedroom semi-detached home on Marina Avenue, Litherland presents an exciting opportunity for buyers looking to put their own stamp on a property. While in need of some cosmetic modernisation, the home offers fantastic potential to create a stylish and comfortable family home.

Well-suited to first-time buyers, families, or commuters wanting to take advantage of the area's excellent transport links and local amenities, the property is ideally positioned in a popular residential area.

The property is set behind a walled front garden with driveway parking and is entered via a porch leading into a welcoming entrance hall with downstairs storage. The through living/dining room offers an open and flexible living space, while the extended kitchen provides additional room for culinary creativity or future redesign.

Upstairs, the landing gives access to two spacious double bedrooms, a good-sized single bedroom, and a newly fitted wet room, offering a modern, accessible bathroom space.

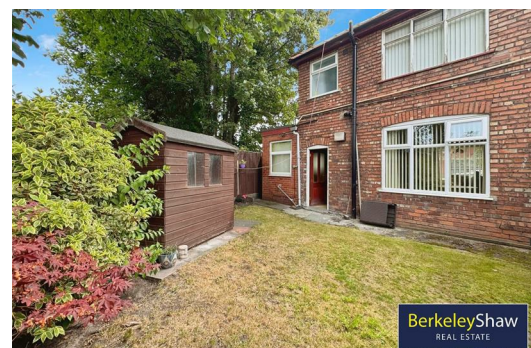
Externally, the rear garden features a lawned area, mature planted borders, and a garden shed complete with electric supply, ideal for storage or workshop use.



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- Front elevation
- Porch
- Hallway
- Living room
- Dining room
- Kitchen
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Wet room
- Rear garden

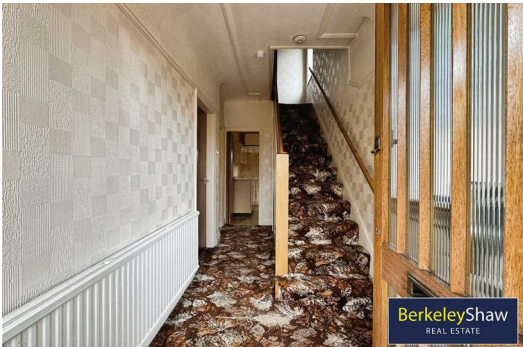
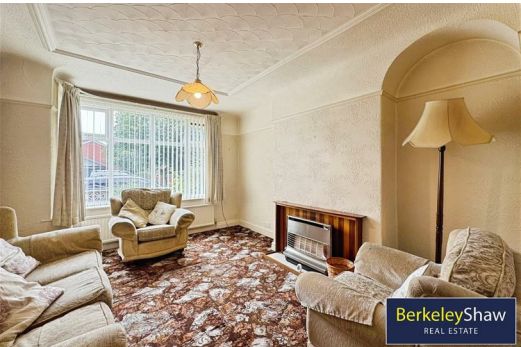
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, fixtures and appliances shown here are not intended to be a guarantee as to their quality or efficiency can be given. Made with Metreplan (2022)



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