



## 192 Brownmoor Lane, Liverpool, Merseyside L23 9SQ

£129,000

A FANTASTIC OPPORTUNITY for a first time buyer or developer to purchase a good sized three bedroom end terraced property in need of modernisation but conveniently located in a prime catchment area for local schools, local shopping and transport links. This WELL PROPORTIONED accommodation which benefits from central heating and part double glazing comprises of porch, entrance hall, lounge and kitchen/diner to the ground floor. To the first floor there are three bedrooms and family bathroom. There are good sized gardens to the front and rear laid to lawn.



## Porch

with double glazed sliding door and tiled floor

## Reception Hall

12'2" x 5'11" (3.71 x 1.80)

with UPVC double glazed frosted window, radiator, meter cupboard, under stairs storage and stairs to first floor.

## Lounge

13'5" x 11'6" (4.09 x 3.51)

with UPVC double glazed bay window, radiator and gas fire with wooden fire surround.

## Kitchen/Dining Room

16'9" x 9'2" (5.11 x 2.79)

with two UPVC double glazed windows, radiator, gas fire with tiled surround, hearth, two storage cupboards and access to rear. Range of wall and base units, stainless steel sink with mixer tap, space for cooker, plumbing for washing machine and space for fridge/freezer.

## Landing

With loft access

## Bedroom 1

13'9" x 11'9" (4.19 x 3.58)

with UPVC double glazed window to front, radiator and tiled fireplace and hearth.

## Bedroom 2

11'9" x 9'2" (3.58 x 2.79)

with UPVC double glazed window to rear, radiator and cupboard housing Vailant Combi Boiler.

## Bedroom 3

8'6" x 8'6" (2.59 x 2.59)

with UPVC double glazed window to front and radiator.

## Bathroom

with UPVC double glazed frosted window to rear, washbasin, panel bath with shower over, radiator, and airing cupboard.

## Separate W.C.

with UPVC double glazed frosted window to front, low level w.c. and radiator

## Rear Garden

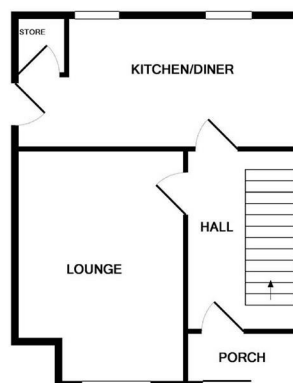
laid to lawn and two brick coal sheds.

## Front Garden

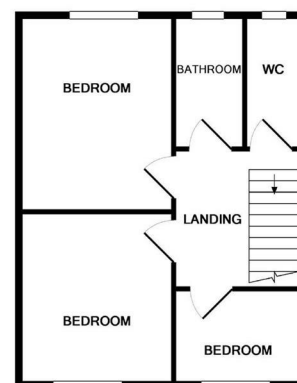
laid to lawn with access to rear.

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

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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