



30 Queensway, Liverpool, L22 4RA

Asking Price £250,000

A much-improved three bedroom mid-terrace home, ideally positioned on the ever-popular border of L23, perfectly placed for local allotments, independent restaurants and cafés.

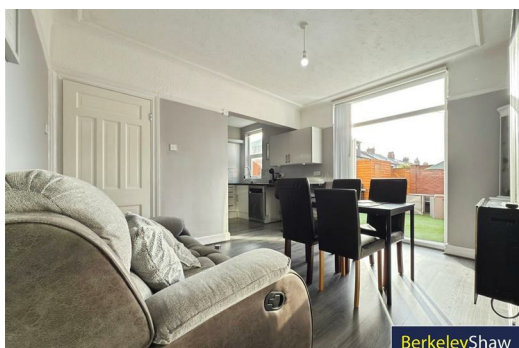
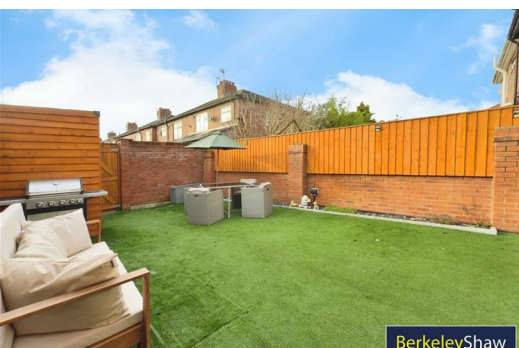
The current owners have thoughtfully enhanced the property to create a wonderful flow to the ground floor. To the front, a welcoming lounge features an attractive electric fire with ambient lighting, providing a cosy yet contemporary feel. This leads through to a superb open-plan kitchen, living and dining space which has been knocked through to offer seamless, modern living and is ideal for both everyday relaxation and entertaining.

Patio doors open directly onto the rear garden, effortlessly bringing the outdoors in and a second electric fire provides a focal point.

The rear garden is a real highlight – a good-sized, low-maintenance space finished with artificial lawn, perfect for enjoying all year round without the upkeep.

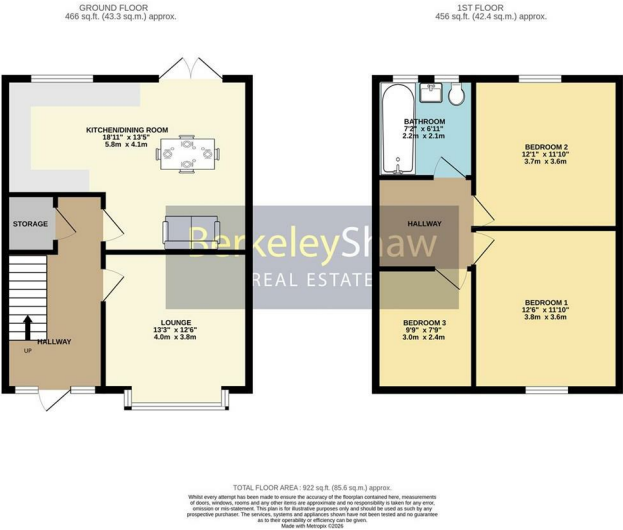
To the first floor, the modern family bathroom was installed just two years ago and is finished to a stylish standard, complete with a full-size bath, overhead shower and built-in storage. There are two generous double bedrooms, one to the front and one to the rear, either of which could comfortably serve as the main bedroom. The third bedroom is a well-proportioned single, typical of a property of this era, offering space for a bed, wardrobe and desk or dressing table.

An excellent opportunity to acquire a well-presented home in a highly convenient and sought-after location, early viewing is strongly recommended.



- Hall
- Lounge
- Kitchen/Living/Dining Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

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		84	(92 plus) A				
(81-91) B			(81-91) B				
(69-80) C			(69-80) C				
(55-68) D			(55-68) D				
(39-54) E	61		(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			EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC	



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