BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

3 Glenby Avenue, Liverpool, L23 0QA

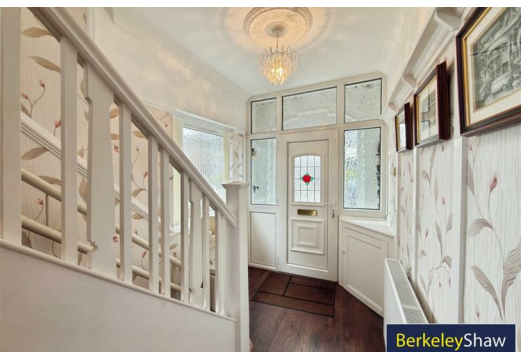
Asking Price £270,000

WELL-MAINTAINED and MUCH IMPROVED FAMILY HOME offering spacious accommodation throughout. This attractive three bedroom SEMI-DETACHED property benefits from DRIVEWAY PARKING for TWO CARS, a GARAGE FOR STORAGE and a SUNNY REAR GARDEN with DECKED PATIO AREA.

The property has been carefully maintained by the current owners and provides an ENERGY EFFICIENT HOME with an EPC RATING OF D. To the ground floor there are TWO RECEPTION ROOMS including a FRONT LIVING ROOM and a REAR DINING ROOM, ideal for family living and entertaining. The WELL-EQUIPPED KITCHEN leads through to a bright and SUNNY REAR CONSERVATORY which opens directly onto the DECKED PATIO AREA. The rear garden also includes a GRASS LAWN bordered with attractive FLOWERING SHRUBS.

To the first floor there is a SPACIOUS MASTER BEDROOM featuring MODERN FITTED WARDROBES and a LARGE BAY WINDOW to the front aspect. A second DOUBLE BEDROOM to the REAR also benefits from STYLISH FITTED WARDROBES. There is a third good-sized third bedroom along with a SHOWER ROOM and additional storage.

The property is offered FREEHOLD and is situated in an excellent area FOR LOCAL SCHOOLS, making it an ideal purchase for families.



Hall

Living Room
13'8" x 12'3" (4.18 x 3.74)

Kitchen
15'2" x 6'2" (4.63 x 1.89)

Dining Room
12'1" x 10'11" (3.70 x 3.35)

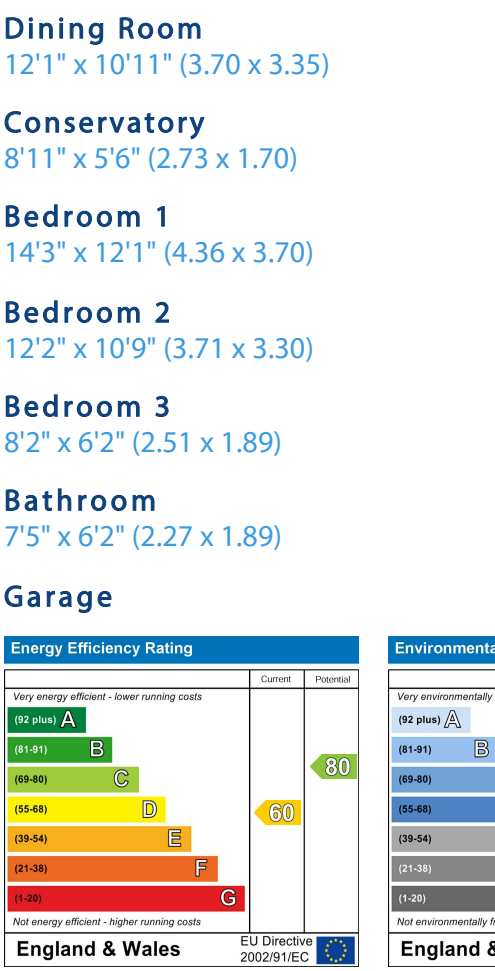
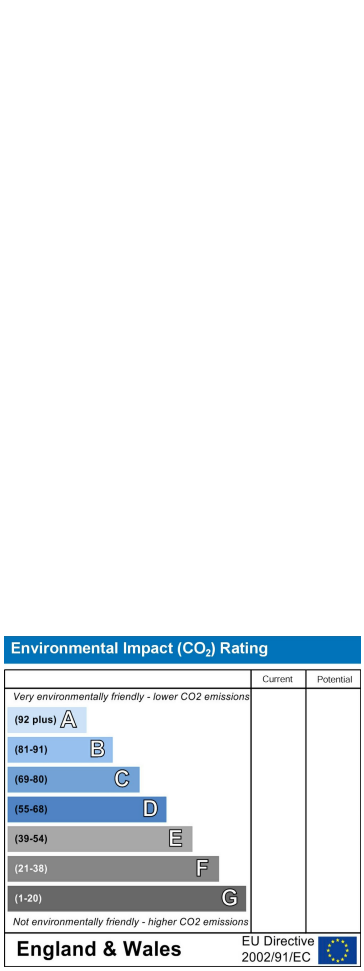
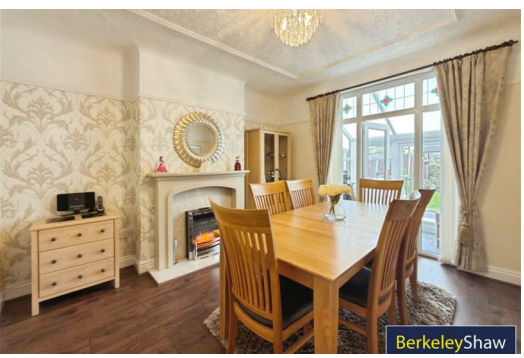
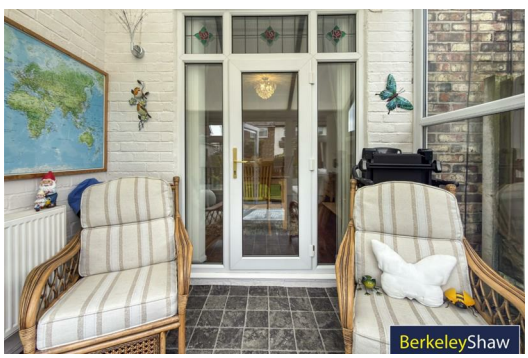
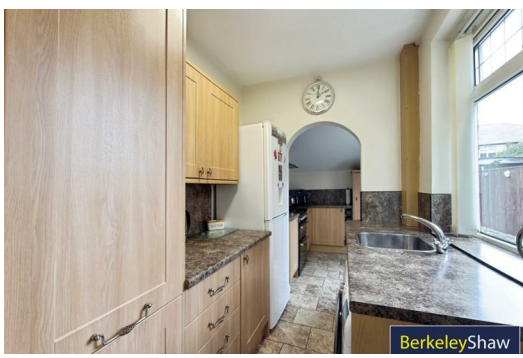
Conservatory
8'11" x 5'6" (2.73 x 1.70)

Bedroom 1
14'3" x 12'1" (4.36 x 3.70)

Bedroom 2
12'2" x 10'9" (3.71 x 3.30)

Bedroom 3
8'2" x 6'2" (2.51 x 1.89)

Bathroom
7'5" x 6'2" (2.27 x 1.89)

Garage

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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