

## 22 Penrhyn Avenue, Liverpool, L21 6ND

**£160,000**

Extended Three-Bedroom Mid-Terrace | Penrhyn Avenue, Litherland | Excellent Transport Links & Local Amenities

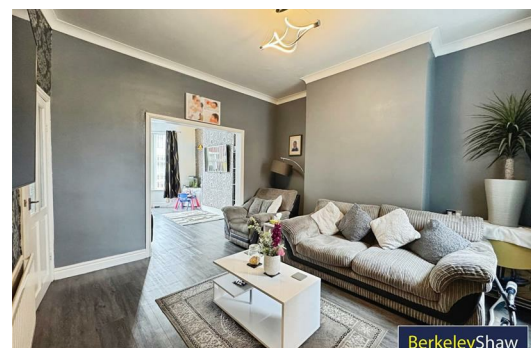
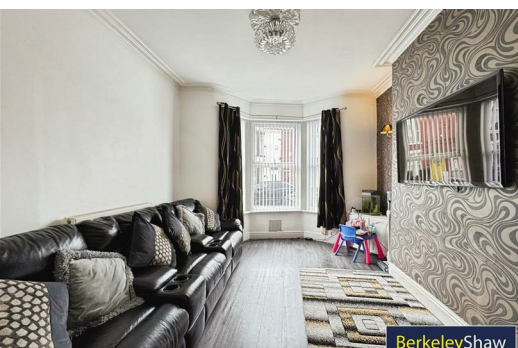
Berkeley Shaw are pleased to bring to market this generously extended three-bedroom mid-terrace home, located on the popular Penrhyn Avenue in Litherland. This double-storey extended property offers spacious and well-balanced accommodation, perfect for first-time buyers, young families, or those seeking excellent value in a convenient and well-connected area.

Ideally situated, the property enjoys close proximity to a wide range of shops, highly regarded local schools, and excellent transport links via both road and rail, making commuting and everyday errands effortlessly easy.

Upon entering, you're welcomed by a bright vestibule leading into a spacious through living and dining room, ideal for both relaxing and entertaining. There is a useful understairs storage cupboard, and to the rear of the home lies a well-appointed kitchen featuring a range of integrated appliances and a door that opens out to the generous rear yard.

Upstairs, the landing leads to three well-proportioned bedrooms, all offering comfortable living space, and a modern three-piece family bathroom with a contemporary finish.

Externally, the property boasts a flagged rear yard, providing a private, low-maintenance outdoor area that's perfect for barbecues, entertaining, or young families to enjoy.





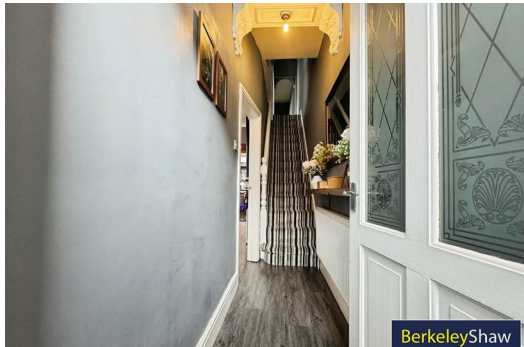
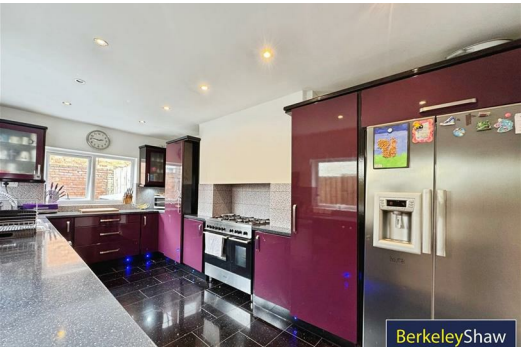
- Vestibule
- Entrance hall
- Living room
- Dining room
- Kitchen
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Front elevation
- Rear yard

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



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, 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 such for 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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