



39 Myers Road West, Liverpool, L23 0RT

Offers Over £330,000

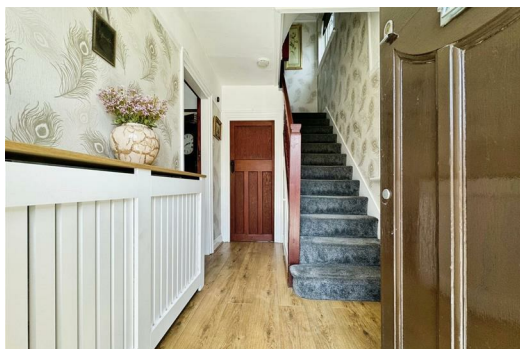
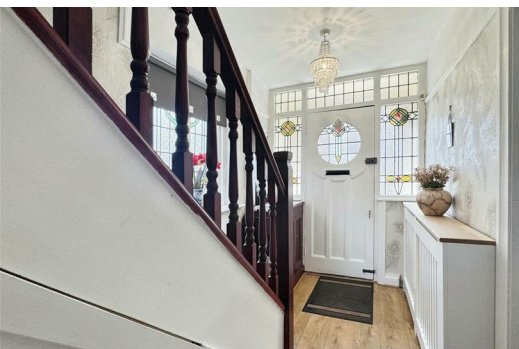
Berkeley Shaw Real Estate are delighted to welcome to this charming four-bedroom semi-detached house located on Myers Road West in the sought-after area of Crosby. This property boasts two bathrooms, making it ideal for families looking for convenience and comfort.

Situated in a fantastic location with a variety of schools nearby, this home offers the perfect setting for families with children. Crosby Village, College Road & Coronation Road are all within easy reach, offering a fantastic array of shops, restaurants, cafes & bars.

Set out across three floors, the accommodation briefly comprises; inviting entrance hall, bay fronted living room, rear dining room with double doors out to the rear garden and a modern fitted kitchen. The first floor provides three well-proportioned bedrooms and a modern four-piece bathroom. The upper floor boasts a further shower room and a spacious bedroom with fitted wardrobes. Externally, the property boasts a front garden with driveway parking, semi-detached garage and a rear garden with patio area, laid to lawn & mature borders.

Further benefits to the property include gas central heating & double glazing. The fact that there is no onward chain means you can move in hassle-free and start enjoying your new home right away.

To truly grasp the spaciousness and potential this property has to offer, a viewing is essential. Don't miss out on the opportunity to make this house your home!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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