



3 Geves Gardens, Liverpool, Merseyside L22 3XD

Offers In The Region Of £315,000

NO CHAIN!! Three bedroom semi detached family home, enjoying a fantastic well kept garden, plot to the front, side and rear. The property has ample parking and has a garage and is also situated in the corner of a cul-de-sac. The property is in a conservation area.

To the ground floor there is a porch, hall, open plan lounge/diner and a farmhouse style kitchen. On the first floor there are three generous bedrooms with a wet room and a separate w/c.

The property is centrally heated and double glazed throughout, and is close to ALL amenities.

To View Call Berkeley Shaw today



Porch

Hall

12'9" x 6'2" (3.9 x 1.9)

Lounge

16'4" x 13'1" (5 x 4)

Open with dining room, feature gas fire, double glazed bow bay window, radiator

Dining Room

9'6" x 10'9" (2.9 x 3.3)

Open with lounge, to the rear of property with radiator and double glazed window.

Kitchen

10'9" x 10'2" (3.3 x 3.1)

Farmhouse style kitchen with a range of wall and base units, integrated dish washer, washing machine, electric oven and gas hob, integrated microwave. Double locking stable door and a pantry.

Bedroom One

12'9" x 15'8" (3.9 x 4.8)

Double bedroom, double glazed bow bay window, radiator

Bedroom Two

12'5" x 11'9" (3.8 x 3.6)

Double bedroom to rear, double glazed window overlooking the garden. 1 x radiator

Bedroom Three

11'5" x 8'10" (3.5 x 2.7)

To the front of the property, double glazed window, radiator and storage cupboard above the stairs.

Bathroom 1.9 x 1.7

Wet room, vanity unit with washing hand basin

W/C

5'10" x 2'7" (1.8 x 0.8)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		71
(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 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		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other parts are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used in addition to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Letmap (2022)

