



**BerkeleyShaw**

## 33 Springwell Avenue, Liverpool, L36 9AB

### Offers Over £275,000

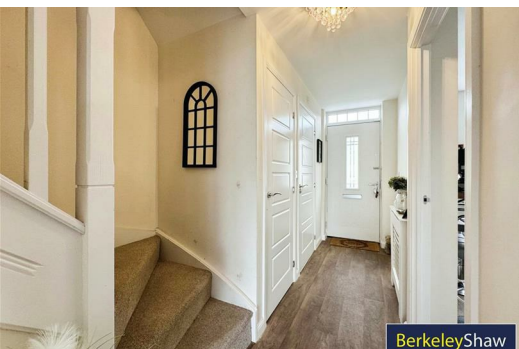
Welcome to Springwell Avenue, Roby - a charming location that could be the perfect setting for your new home! This delightful three-bedroom detached house is ideal for first-time buyers, families, and downsizers alike.

Situated in a sought-after area, this property boasts not only a convenient location but also excellent amenities nearby. With excellent transport links via both road and rail, this property is ideal for commuters needing access to the M62 motorway network or Liverpool City Centre.

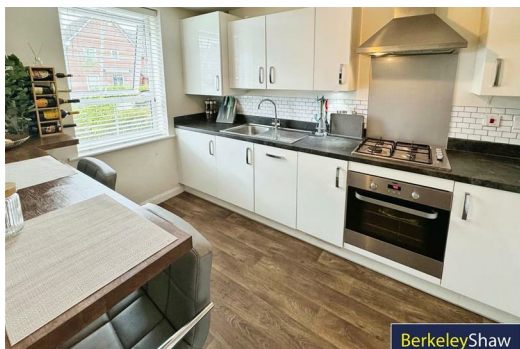
Set out across two floors, the accommodation briefly comprises; inviting entrance hall with WC & storage cupboard. From here, you access the modern breakfast kitchen complete with a range of integrated appliances and breakfast bar. To the rear of the property is the spacious lounge diner, perfect for hosting guests or relaxing as a family with double doors out to the rear garden. The first floor boasts three well-proportioned bedrooms, the master has a modern en-suite shower room and a further three-piece family bathroom. The loft space has been boarded providing ample storage.

Externally, the property boasts off-street parking for two cars and one of the highlights of this property is the rear garden, complete with a patio, lawn, and decking - an ideal spot for hosting barbeques or simply enjoying the outdoors.

Don't miss out on the opportunity to make this house your home. With its desirable features and prime location, this property on Springwell Avenue is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards owning your dream home!



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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		

GROUND FLOOR

1ST FLOOR



We have made every effort to ensure the accuracy of the floor plans contained here. Measurements of rooms, surfaces, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency for the given date and through report.



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