



BerkeleyShaw

30 Queensway, Liverpool, L22 4RA

Asking Price £250,000

A much-improved three bedroom mid-terrace home, ideally positioned on the ever-popular border of L23, perfectly placed for local allotments, independent restaurants and cafés.

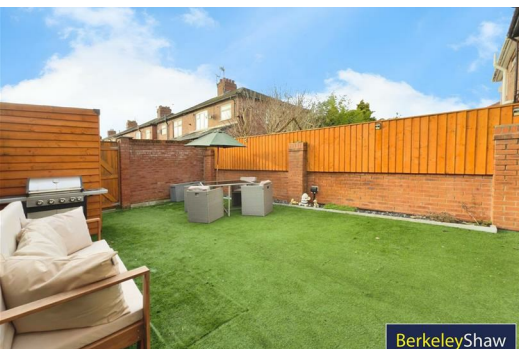
The current owners have thoughtfully enhanced the property to create a wonderful flow to the ground floor. To the front, a welcoming lounge features an attractive electric fire with ambient lighting, providing a cosy yet contemporary feel. This leads through to a superb open-plan kitchen, living and dining space which has been knocked through to offer seamless, modern living and is ideal for both everyday relaxation and entertaining.

Patio doors open directly onto the rear garden, effortlessly bringing the outdoors in and a second electric fire provides a focal point.

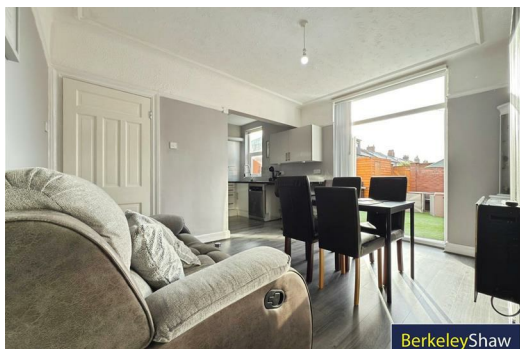
The rear garden is a real highlight – a good-sized, low-maintenance space finished with artificial lawn, perfect for enjoying all year round without the upkeep.

To the first floor, the modern family bathroom was installed just two years ago and is finished to a stylish standard, complete with a full-size bath, overhead shower and built-in storage. There are two generous double bedrooms, one to the front and one to the rear, either of which could comfortably serve as the main bedroom. The third bedroom is a well-proportioned single, typical of a property of this era, offering space for a bed, wardrobe and desk or dressing table.

An excellent opportunity to acquire a well-presented home in a highly convenient and sought-after location, early viewing is strongly recommended.



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Hall
 Lounge
 Kitchen/Living/Dining Room
 Bedroom 1
 Bedroom 2
 Bedroom 3
 Bathroom

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		
		84
	61	
England & Wales	EU Directive 2002/91/EC	

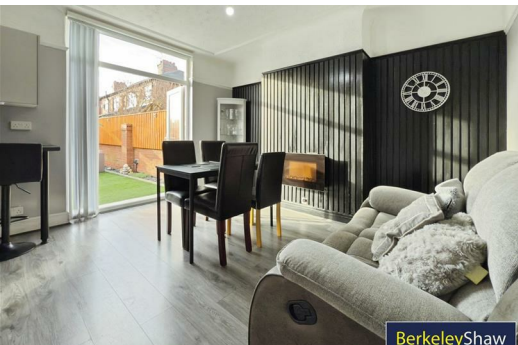
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
 456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, room and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller is not responsible for any errors or omissions.
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