



BerkeleyShaw

3 Glenby Avenue, Liverpool, L23 0QA

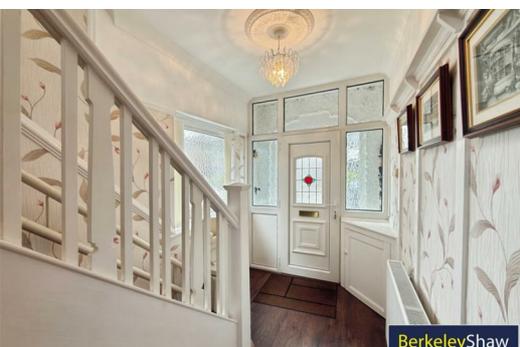
Asking Price £270,000

WELL-MAINTAINED and MUCH IMPROVED FAMILY HOME offering spacious accommodation throughout. This attractive three bedroom SEMI-DETACHED property benefits from DRIVEWAY PARKING for TWO CARS, a GARAGE FOR STORAGE and a SUNNY REAR GARDEN with DECKED PATIO AREA.

The property has been carefully maintained by the current owners and provides an ENERGY EFFICIENT HOME with an EPC RATING OF D. To the ground floor there are TWO RECEPTION ROOMS including a FRONT LIVING ROOM and a REAR DINING ROOM, ideal for family living and entertaining. The WELL-EQUIPPED KITCHEN leads through to a bright and SUNNY REAR CONSERVATORY which opens directly onto the DECKED PATIO AREA. The rear garden also includes a GRASS LAWN bordered with attractive FLOWERING SHRUBS.

To the first floor there is a SPACIOUS MASTER BEDROOM featuring MODERN FITTED WARDROBES and a LARGE BAY WINDOW to the front aspect. A second DOUBLE BEDROOM to the REAR also benefits from STYLISH FITTED WARDROBES. There is a third good-sized third bedroom along with a SHOWER ROOM and additional storage.

The property is offered FREEHOLD and is situated in an excellent area FOR LOCAL SCHOOLS, making it an ideal purchase for families.



Hall

Living Room

13'8" x 12'3" (4.18 x 3.74)

Kitchen

15'2" x 6'2" (4.63 x 1.89)

Dining Room

12'1" x 10'11" (3.70 x 3.35)

Conservatory

8'11" x 5'6" (2.73 x 1.70)

Bedroom 1

14'3" x 12'1" (4.36 x 3.70)

Bedroom 2

12'2" x 10'9" (3.71 x 3.30)

Bedroom 3

8'2" x 6'2" (2.51 x 1.89)

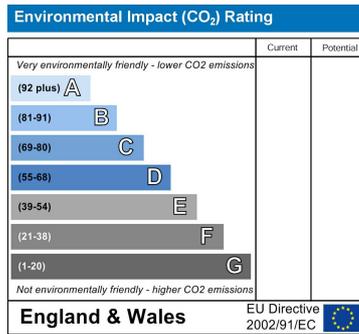
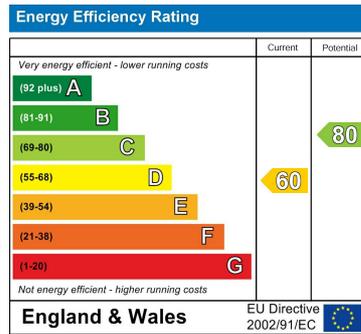
Bathroom

7'5" x 6'2" (2.27 x 1.89)

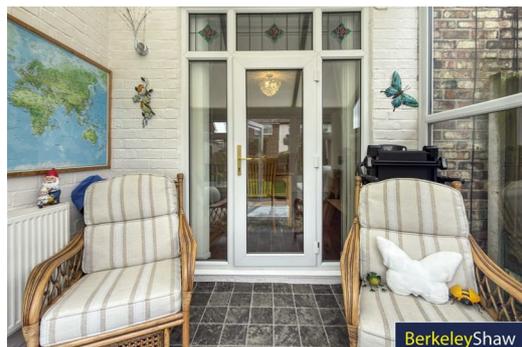
Garage



We have made every effort to ensure the accuracy of the figures contained here. Measurements of floors, windows, doors and any other items are approximate. We do not accept any liability for any errors, omissions or any damage. This plan is for illustrative purposes only and should not be used for any project or purchase. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their efficiency or life span.
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