



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		
England & Wales	EU Directive 2002/91/EC	

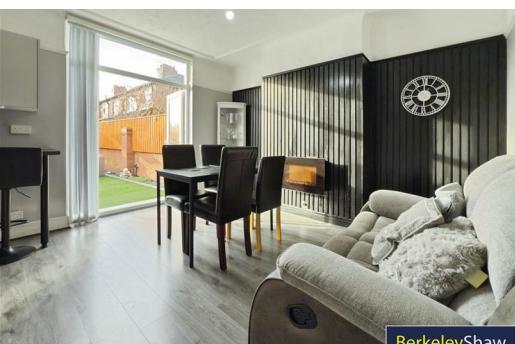
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.
Whilst every effort has been made to ensure the accuracy of the floorplans contained within, measurements of doors, windows, rooms and other features may not be exact. These floorplans are for general guidance only and are not to scale. They are not intended to be used for planning permission. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective purchasers should make their own arrangements to satisfy themselves as to the condition of any property prior to purchase. Made with Metropix 2020.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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Company No. 05206927

