



BerkeleyShaw

132 Chesterfield Road, Liverpool, L23 9TT

Offers Over £200,000

This three-bedroom mid-terrace home, ideally located close to Forefield Lane and Chesterfield High Schools, local shops and amenities, with excellent access to motorway links for an easy commute.

The property offers generous and well-balanced accommodation, featuring a bright lounge with a large bay window and an attractive gas living-flame fire, creating a warm and welcoming space. To the rear is a spacious dining kitchen, perfect for everyday family living, which opens into a delightful conservatory overlooking the SOUTH FACING garden.

One of the standout features is the impressive rear garden, one of the largest on the road, enjoying a sunny, south-facing aspect and is ideal for outdoor dining, entertaining or relaxing.

Upstairs, there are three bedrooms, including two good-sized doubles and a well-proportioned third bedroom that comfortably accommodates a single bed and wardrobe. The bathroom was replaced approximately two years ago and is finished to a modern standard. A Vaillant boiler was installed around five years ago, providing efficient heating and hot water.

This attractive home is well suited to first-time buyers or investors alike, combining a convenient location with excellent outdoor space and well-maintained interiors.



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Hall

Lounge

12'5" x 11'9" (3.80 x 3.60)

Dining Kitchen

19'0" x 9'2" (5.80 x 2.80)

Conservatory

11'1" x 8'2" (3.40 x 2.50)

Bathroom

7'6" x 5'6" (2.30 x 1.70)

Bedroom 1

12'5" x 11'9" (3.80 x 3.60)

Bedroom 2

10'9" x 9'2" (3.30 x 2.80)

Bedroom 3

9'2" x 8'2" (2.80 x 2.50)

GROUND FLOOR
512 sq ft. (47.6 sq.m.) approx.

1ST FLOOR
417 sq ft. (38.7 sq.m.) approx.



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TOTAL FLOOR AREA: 929 sq ft. (86.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other areas are approximate. The floorplans are for illustrative purposes only and are not to any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given. Made with MetrIx ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(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		



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