



**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

Wood-effect laminate flooring, under stairs cupboard.

## Lounge

13'1" x 12'5" (4.0 x 3.80)

This front lounge is full of light from the large bay window, electric feature fireplace, high ceiling and original door, fitted carpets.

## Kitchen/Living/Dining Room

19'0" x 13'5" (5.80 x 4.10)

An ideal space to cook, dine, relax and entertain. Open-Plan with patio doors onto SOUTH facing garden, focal feature electric fireplace, well-equipped kitchen with breakfast bar area and range of fitted units.

## Bedroom 1

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

DOUBLE to the front aspect with fitted carpet.

## Bedroom 2

12'1" x 11'9" (3.70 x 3.60)

DOUBLE to the rear aspect with fitted carpet.

## Bedroom 3

9'10" x 7'10" (3.0 x 2.40)

Good-sized single to the front aspect, fitted carpet

## Bathroom

7'2" x 6'10" (2.20 x 2.10)

## Garden

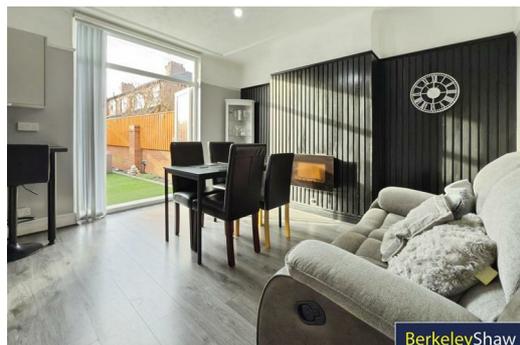
Easy maintenance garden space with artificial grass lawn and gate to rear alley for wheelie bins.



TOTAL FLOOR AREA: 912 sq.ft. (85.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, rooms, walls and any other parts 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 by any prospective purchaser. The services, fixtures and appliances shown here are not intended as a guarantee, as to their quality or efficiency or otherwise.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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	



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

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Company No. 05206927

