



**BerkeleyShaw**  
REAL ESTATE

## 6 Ribble Avenue, Liverpool, L31 9DW

**£260,000**

A substantial THREE DOUBLE BEDROOM semi-detached family home located in a most favourable position on Ribble Avenue, Maghull.

The well maintained accommodation briefly includes; entrance porch, lounge, hall, dining room, kitchen, first floor landing, three generous size bedrooms, bathroom & separate WC. Outside there is driveway parking at the front, a single bay garage & a well established private garden at the rear.

Early Viewing Advised.

NO CHAIN DELAY WITH THIS SALE.



## Entrance Porch

## Lounge

## Hall

## Dining Room

## Kitchen

## First Floor Landing

## Bedroom One

## Bedroom Two

## Bedroom Three

## Bathroom

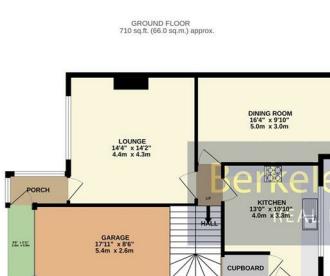
## WC

## Garage

## Gardens

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 <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	



BerkeleyShaw  
REAL ESTATE

TOTAL FLOOR AREA: 1384 sq ft. (128.9 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the particulars contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or functionality. All photographs are for illustration purposes only.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

