



26 Newborough Avenue, Liverpool, Merseyside L23 9TX

Guide Price £265,000

BERKELEY SHAW are delighted to offer for sale this well presented family home situated within this popular residential cul-de-sac, close to local schools. The property offers well proportioned accommodation with two reception rooms, kitchen breakfast room, three bedrooms and a family bathroom. An early viewing is highly recommended as this home will not be around for long! Please call 0151 924 6000 to book your viewing.



Entrance Porch

Double glazed doors into entrance porch. Tiled flooring. Step up and door into the entrance hall.

Entrance Hallway

A light and airy hallway with doors off to lounge, dining room and kitchen. Under stairs cupboard.

Lounge

Double glazed patio doors opening on to the rear garden. Gas fire with feature fireplace. Radiator.

Dining Room

Double glazed bay window to front. Feature gas fire. Radiator.

Kitchen

Fitted with a range of cream base and wall units with complimenting work surfaces over incorporating stainless steel sink unit. Built in under counter fridge and freezer. Belling Range style 5 ring gas cooker. Double glazed windows to rear and side. Double glazed door opening on to the side.

First Floor

With feature coloured paned glass window to side. Doors off to bedrooms one, two and three and family bathroom.

Bedroom One

Double glazed bay window to front. Radiator.

Bedroom Two

Double glazed bay window to rear. Radiator.

Bedroom Three

Double glazed bay window to front. Radiator.

Family Bathroom

Fitted with a suite comprising panel bath, shower cubicle, hand wash basin and WC. Double glazed obscured window to rear.

Garden

A good sized rear garden that is mainly laid to lawn with patio area for sitting out.

Garage

Single garage with up and over door. Power and light.

