



33 Newborough Avenue, Liverpool, Merseyside L23 9TU

Guide Price £270,000

BERKELEY SHAW are delighted to offer this spacious semi detached THREE BEDROOM family home, situated on a SOUTH FACING corner plot and offering potential to extend. The property offers good sized accommodation with spacious entrance hall with WC, two reception rooms and good sized kitchen breakfast room to the ground floor. To the first floor there are three bedrooms and family bathroom. Externally there is a good sized rear garden which is south facing, a driveway with ample parking that leads to a detached single garage. An internal inspection of this home is recommended to avoid disappointment. Please call now to book your viewing 0151 924 6000.



Hallway

Double glazed door into the entrance hallway with doors off to WC, both reception rooms and kitchen. Laminate flooring. Radiator.

WC

With double glazed obscured window to side, WC and hand wash basin.

Reception Room One

14'1" into bay x 12'3" (4.31 into bay x 3.74)

Double glazed bay window to front. Radiator.

Reception Room Two

15'1" x 11'8" (4.62 x 3.57)

Double glazed sliding doors opening on to the rear garden. Radiator. Gas fire with feature surround.

Kitchen

A spacious kitchen breakfast room fitted with a range of wooden base and wall units with roll top work surfaces over incorporating sink unit. Built in fridge and freezer, washing machine and dishwasher. Built in double oven, gas hob and extractor hood.

First Floor

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

Bedroom One

14'5" x 9'6" (4.41 x 2.91)

Double glazed bay window to front. Built in wardrobe. Radiator.

Bedroom Two

12'1" x 9'2" (3.70 x 2.80)

Double glazed window to rear. Built in wardrobes. Radiator.

Bedroom Three

7'10" x 7'4" (2.40 x 2.24)

Double glazed window to front. Radiator.

Family Bathroom

8'5" x 7'3" (2.59 x 2.21)

Fitted with a suite comprising panel bath, hand wash basin and WC. Tiled walls. Radiator. Two double glazed obscured windows to side.

Garden

The garden is south facing and mainly laid to lawn with patio areas.

Garage

There is a detached single garage with double wooden doors to the front and with power and light.

