



## 55 Harington Road, Liverpool, Merseyside L37 1PY

Offers In Excess Of £385,000

'NO CHAIN' Karen Parks @ Berkeley Shaw are delighted to offer for sale this fully refurbished detached 3 bedroomed 3 reception roomed true bungalow includes a full rewire and newly installed GCH system. The property is situated in a popular residential location and within close proximity to local shops and transport routes. The accommodation comprises: enclosed porch, lounge, snug, dining room, fitted kitchen, three bedrooms and family shower room. Outside drive with parking, gardens to the front and rear and garage.





## enclosed porch

UPVC double glazed door, inner door to dining room.

## Lounge

18'8 x 10'10 (5.69m x 3.30m)

UPVC double glazed door and window to rear garden, coal effect gas fire on stone hearth, radiator.

## sitting room

9'2 x 8'1 (2.79m x 2.46m)

UPVC double glazed window to rear garden.

## Dining Room

13'8 x 10' (4.17m x 3.05m)

UPVC double glazed window to front, radiator.

## Fitted Kitchen

9'2 x 8'10 (2.79m x 2.69m)

UPVC double glazed door and window, range of high and low level fitted units, post formed work surfaces, composite sink unit with mixer taps, built in oven with 4 ring hob and extractor fan over, plumbed for dishwasher, plumbed for washing machine, space for fridge/freezer.

## Inner Hall

Loft access.

## Bedroom 1

11'5 x 9'4 (3.48m x 2.84m)

UPVC double glazed window, range of fitted wardrobes to one wall, over bed storage, radiator.

## Bedroom 2

10'6 x 9'5 (3.20m x 2.87m)

UPVC double glazed window, range of fitted wardrobes to one wall, over bed storage, radiator.

## Bedroom 3

10'2 x 9'3 (3.10m x 2.82m)

UPVC double glazed window, radiator. range of fitted wardrobes to one wall, overbed storage.

## Shower Room

UPVC double glazed window, walk in shower cubicle with double headed shower, wash basin with mixer tap, inset in vanity unit, low level wc, chrome heated ladder towel rail, tiled walls, tiled flooring.

## Front garden

Drive with parking, laid to lawn, borders.

## Rear Garden

paved patio area, laid to lawn, borders with mature shrubs and bushes.

