



19 Warwick Avenue, Liverpool, Merseyside L23 3BS

Asking Price £280,000

BERKELEY SHAW are delighted to offer for sale this well-proportioned, three-bedroom family home, located in this ever-popular residential location, close to local schools, shops and amenities. The accommodation is bright and airy. It offers a spacious entrance hallway, front reception room, rear sitting room, conservatory and kitchen. On the first floor, there are three bedrooms and family bathroom plus a boarded loft.

The property has two garages, accessed through a private road.

Viewing is strongly recommended to appreciate this family home.



Driveway

Large block paved drive.

Porch

5'8" x 2'4" (1.75 x 0.72)

Tiled floor, electric meter cupboard

Hallway

13'4" x 6'4" (4.07 x 1.94)

UPVC double-glazed window, radiator

Front Reception Room

13'8" x 11'9" (4.18 x 3.59)

UPVC double-glazed window, radiator, gas fire with surround

Rear Reception Room

11'3" x 15'0" (3.44 x 4.59)

UPVC double-glazed patio doors to conservatory, gas fire

Conservatory

7'6" x 10'10" (2.29 x 3.31)

Wooden frame, patio door to rear garden, tiled floor

Kitchen

6'10" x 12'6" (2.09 x 3.83)

UPVC double-glazed window, wall and base units, gas hob, electric oven, plumbing for a washing machine, space for a fridge freezer

Landing First Floor

UPVC double-glazed window, storage cupboard, access to boarded loft with electrics

Bedroom 1

14'5" x 9'4" (4.41 x 2.85)

UPVC double-glazed window, radiator, fitted wardrobes

Bedroom 2

8'6" x 5'4" (2.61 x 1.63)

UPVC double-glazed window, radiator, fitted wardrobes

Bedroom 3

14'2" x 11'3" (4.34 x 3.44)

UPVC double-glazed window, radiator

Family Bathroom

8'2" x 6'1" (2.51 x 1.86)

UPVC double-glazed window, bath, shower overhead, WC, sink (half pedestal) mixer tap, radiator, tiled walls, storage cupboard with combi boiler

Rear Garden

Lawn, trees and shrubs, patio area

2x Garages

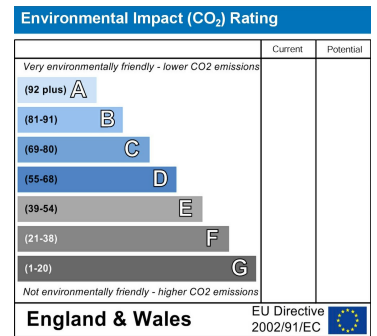
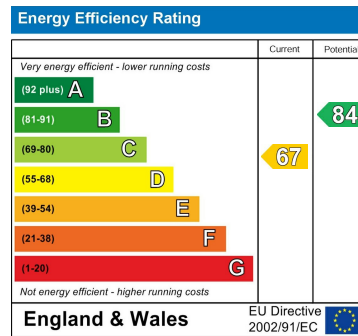
17'9" x 8'5" (5.42 x 2.59)

Up and over doors

3 x Brick Outbuildings

4'5" x 2'7", 4'5" x 2'9", 6'2" x 6'3" (1.36 x 0.81, 1.36 x 0.85, 1.88 x 1.91)

Electrics, WC



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

