



19 Stuart Road, Liverpool, Merseyside L23 0QE

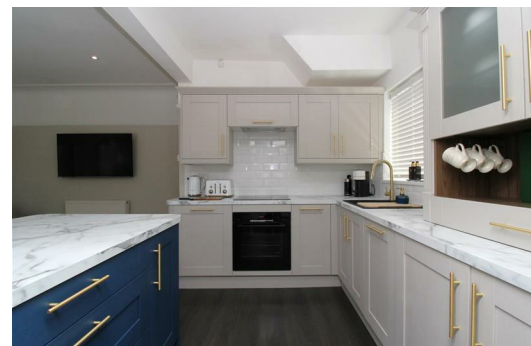
Offers In Excess Of £310,000

Are you searching for a well-presented semi-detached property with the potential for further extension?

Berkeley Shaw Real Estate are the appointed agents for this fantastic home situated on Stuart Road L23. This is an ideal purchase for a variety of buyers, whether you are looking for a turn-key home, a family looking to take advantage of the excellent local schooling or somebody looking to take advantage of the generous plot.

Set out across three floors, the accommodation briefly comprises; storm porch leading to a bright and airy entrance hall with under stairs WC. From here, you access the spacious living room which is perfect for relaxing of an evening! The kitchen diner offers a real wow factor and is the ideal space for entertaining guests. Complete with a modern fitted kitchen boasting a breakfast bar, integrated appliances and double doors leading out to the rear garden. Completing the ground floor layout is a utility room. Ascending to the first floor, the landing gives access to three good sized bedrooms and a beautifully presented three-piece bathroom. The upper floor provides access to two further rooms, one is utilised as a walk in wardrobe and the other as a study. Externally, the property boasts a block paved driveway to the front providing parking for several vehicles and a generous rear garden with patio area and laid to lawn. There is space to the side of the property which is ideal for extension further to necessary planning permission being approved. Further benefits include gas central heating and double glazing.

Viewing is essential to appreciate this fantastic home!



Storm Porch

Entrance hall

Laminate floor, radiator, double glazed windows & access to WC.

Living Room

Double glazed windows, laminate floor & radiator.

WC

WC, basin, double glazed window, wood panelling & laminate floor.

Kitchen Diner

Range of wall & base units, induction hob, electric oven, breakfast bar, extractor hood, spotlights, laminate floor, double glazed window, radiator, double doors to garden & access to utility room.

Utility Room

Range of wall & base units, double glazed window, space for fridge freezer, combi boiler & radiator.

Landing

Double glazed window.

Bedroom 1

Double glazed window & radiator.

Bedroom 2

Double glazed window & radiator.

Bedroom 3

Double glazed windows to bay & radiator.

Upper landing

Velux window & 2 x storage cupboards.

Walk in wardrobe

2 x velux windows, storage cupboard & radiator.

Office

2 x velux windows, laminate floor, radiator & storage cupboard.

Externally

Paved driveway providing off street parking & rear garden with laid to lawn & patio area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		56	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, elevations and any other details are approximate and the responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and valuer's consent have not been tested and no guarantee as to their quality or efficiency can be given. Made with Mapbox (2022)



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