



39 Thorndale Road, Liverpool, L22 9QP

Offers Over £300,000

If you are searching for a turnkey home with an abundance of local amenities, this could be the ideal home for you!

Berkeley Shaw Real Estate is excited to offer for sale this spacious four-bedroom terraced home located on Thorndale Road L22. The property is a fantastic blend of period features with a modern twist and has undergone significant renovation by the current owners. The surrounding area boasts a wonderful variety of shops, bars, restaurants, excellent transport links and superb local schools, adding to the desirability for a variety of buyers.

Set out across three floors, the accommodation briefly comprises; beautifully & welcoming entrance hall with luxury vinyl tile flooring & modern under stairs shower room. To the front of the property is a beautifully presented bay fronted living room with wood paneling, feature fireplace and ceiling rose. To the rear of the property is a dining room with a sliding door out to the decked area. Completing the ground floor layout is a beautifully presented breakfast kitchen with a range of integrated appliances and ample storage. Rising to the first floor, the split-level landing gives access to three bedrooms and a stunning four-piece bathroom. The upper floor provides a further double bedroom. Externally, the property boasts a spacious rear yard with decked area. Further benefits include double glazing, gas central heating and no onward chain.

Get in touch straight away to appreciate the quality of this fantastic home!



Entrance hall

Stairs to upper floor, radiator & LVT flooring.

Living room

Double glazed windows to bay, radiator, gas fire with surround, wooden flooring, coving & ceiling rose.

Dining room

UPVC double glazed sliding door, radiator & coving.

Kitchen

Range of wall & base units, composite sink with drainer, induction hob, 2 x electric ovens, integrated dishwasher, LVT flooring, tiled back splash, spotlights, UPVC door to garden & 2 x double glazed windows.

Shower room

WC, basin, LVT floor and shower unit with electric shower.

Landing

Split level landing with radiator & ceiling rose.

Bedroom 1

Double glazed windows, radiator, ceiling rose & coving.

Bedroom 2

Double glazed window, radiator & ceiling rose.

Bedroom 3

Double glazed window, radiator & ceiling rose.

Bathroom

Free standing bath with hand shower, walk in shower, basin, Wc, double glazed window, tiled floor, tiled walls, towel radiator, extractor fan & spotlights.

Bedroom 4

Double glazed window & radiator.

Externally

Walled & gated rear yard with decked area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(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 floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions on this statement. This plan is for distribution purposes only and should not be used to verify any prospective purchase. The services, systems and appliances shown here are not been tested and no guarantee can be given for their operability or efficiency can be given. Made with Metronix C004



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