



## 39 Myers Road West, Liverpool, L23 0RT

### Offers Over £330,000

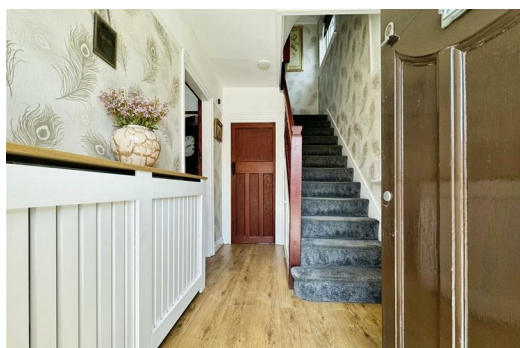
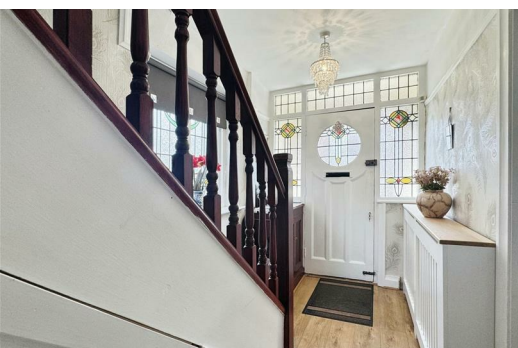
Berkeley Shaw Real Estate are delighted to welcome to this charming four-bedroom semi-detached house located on Myers Road West in the sought-after area of Crosby. This property boasts two bathrooms, making it ideal for families looking for convenience and comfort.

Situated in a fantastic location with a variety of schools nearby, this home offers the perfect setting for families with children. Crosby Village, College Road & Coronation Road are all within easy reach, offering a fantastic array of shops, restaurants, cafes & bars.

Set out across three floors, the accommodation briefly comprises; inviting entrance hall, bay fronted living room, rear dining room with double doors out to the rear garden and a modern fitted kitchen. The first floor provides three well-proportioned bedrooms and a modern four-piece bathroom. The upper floor boasts a further shower room and a spacious bedroom with fitted wardrobes. Externally, the property boasts a front garden with driveway parking, semi-detached garage and a rear garden with patio area, laid to lawn & mature borders.

Further benefits to the property include gas central heating & double glazing. The fact that there is no onward chain means you can move in hassle-free and start enjoying your new home right away.

To truly grasp the spaciousness and potential this property has to offer, a viewing is essential. Don't miss out on the opportunity to make this house your home!



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



TOTAL FLOOR AREA: 136.3sq. ft. (125.6 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, stairs and any other areas are approximate and no responsibility is taken for any errors or omissions on this statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The layout, systems and appliances shown here are not to be used as a guarantee as to the exact specification or efficiency of any item.  
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