



7 Rockland Road, Liverpool, Merseyside L22 9QH

Offers Over £235,000

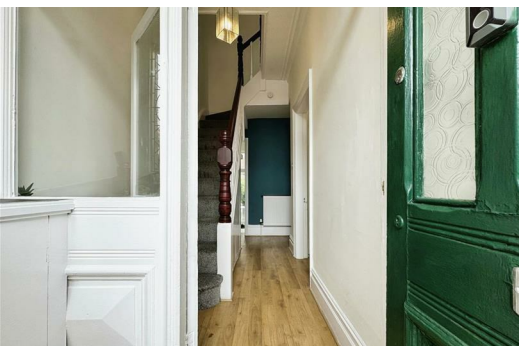
If you are taking your first steps on the property ladder or you are looking for a home with superb local schools, this four-bedroom terrace could be the ideal property for you!

Berkeley Shaw Real Estate is delighted to offer for sale this spacious four-bedroom mid terraced home. The property is located in the highly sought-after postcode of L22. The surrounding area benefits from a wide variety of amenities including a wide range of shopping facilities, restaurants, bars and superb transport links. The area also boasts superb local schools adding to the desirability for families.

The property retains many original features adding to the charm of this fantastic home. Set out across two floors, the accommodation briefly comprises; vestibule, entrance hall, bay fronted living room with feature stained glass windows, rear dining room & open plan kitchen diner, plumbing for washing machine/dishwasher. Rising to the first floor, the landing provides access to two double bedrooms, two further single bedrooms, bathroom & utility cupboard with plumbing for a washing machine. Externally, the property boasts walled and gated rear yard with raised mature borders ideal for BBQ's in the summer.

Further benefits to the property include no onward chain & gas central heating.

Viewing is essential to appreciate this charming terraced home, get in touch straight away to book a viewing!



Vestibule

Timber front door, single glazed window & meter cupboard.

Entrance hall

Laminate floor, radiator, stairs to first floor & understairs storage.

Living room

Single glazed sash windows to bay, laminate floor, electric fire, radiator, coving & ceiling rose.

Dining room

Double glazed window, radiator, ceiling rose & coving.

Kitchen diner

UPVC door to rear yard, radiator, 3 x double glazed windows, range of wall & base units, gas burning hob, electric oven, extractor hood, tiled floor, combi boiler & stainless steel sink with drainer.

Landing

Bedroom 1

2 x single glazed size windows, radiator & coving.

Bedroom 2

Laminate floor, double glazed window, radiator & storage cupboard.

Bedroom 3

Radiator & double glazed window.

Bedroom 4

Single glazed sash window & radiator.

Bathroom

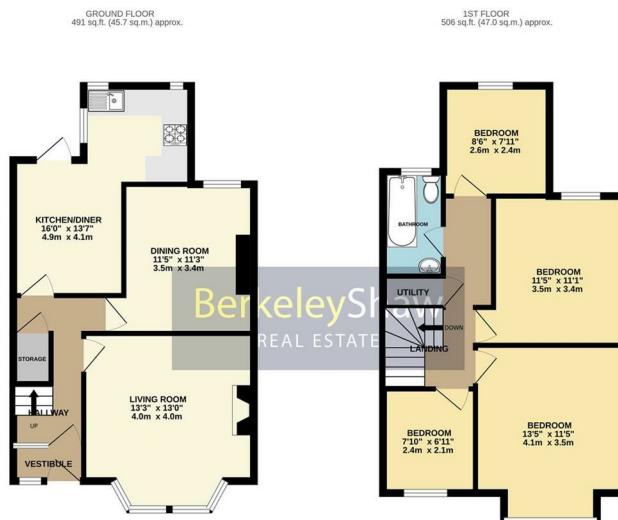
WC, basin, bath with hand shower, storage shelving, single glazed window, tiled floor & towel radiator.

Externally

Walled & gated rear yard with cobbles, mature borders and pebbles.

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 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	



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, floor and any other data are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, express and implied covenants hereon are given and no guarantee as to their availability or efficiency can be given.
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