



6 Ronald Close, Liverpool, L22 3YH

Offers Over £275,000

Welcome to this fantastic semi-detached home located on Ronald Close, L22!

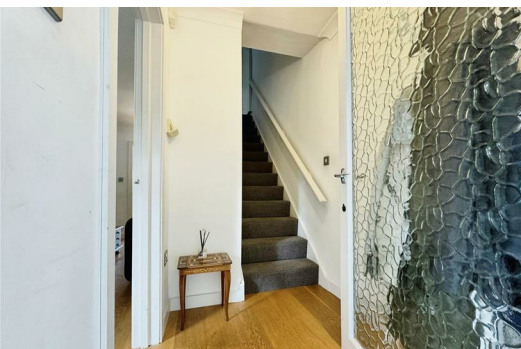
This fantastic home is ideal for a wide variety of buyers, whether you are a first-time buyer looking to take your first steps onto the property ladder, a commuter looking to take advantage of the excellent transport links or a downsizer. South Road offers a wide range of shops, restaurants, cafes & bars.

Set out across two floors, the accommodation briefly comprises; porch leading to an inviting entrance hall. From here, you access the spacious living room with oak flooring & log burning stove. To the rear of the property is a fantastic open plan kitchen diner, perfect for entertaining guests or dining as a family. The space has sliding doors out to the rear garden and a range of integrated appliances. Rising to the first floor, the landing gives access to three well-proportioned bedrooms, one of which is currently utilised as an office & a modern three-piece bathroom.

Externally, the property boasts driveway parking with garage access. This space is currently utilised as a gym and offers flexible usage. The mature front garden. To the rear of the property is a spacious sunny aspect rear garden perfect for taking in the summer sun or barbeques.

Viewing is essential to appreciate all this fantastic home has to offer!

Tenure: leasehold (930 years remaining) Ground rent £10 per annum Council tax band: C



Porch

Double glazed windows, double glazed metal framed door & tiled floor.

Entrance hall

Wooden floor & stairs to first floor.

Living room

Double glazed window, wooden floor, log burning stove & radiator.

Kitchen diner

Double glazed window, metal framed sliding door, range of wall & base units, stainless steel sink with drainer, gas burning hob, electric oven, extractor hood, wooden floor, oak worktops, storage cupboard & UPVC door to garage.

Garage

2 x electric roller shutters with storage.

Landing

Loft access & storage cupboard.

Bedroom 1

2 x double glazed windows, radiator & fitted wardrobes.

Bedroom 2

Double glazed window & radiator.

Bedroom 3

Double glazed window & radiator.

Bathroom

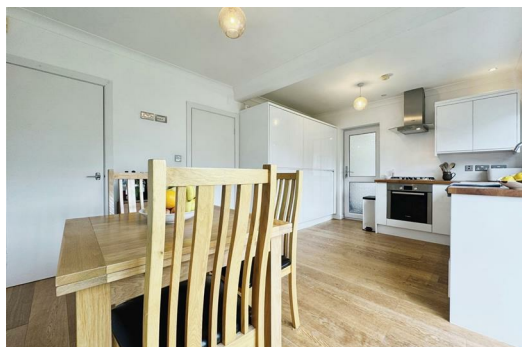
Double glazed window, tiled floor, towel radiator, WC, basin, bath with rainfall shower head.

Externally

Front garden with driveway parking, laid to lawn & mature borders. Rear garden with external storage, patio area, laid to lawn & mature borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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	



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