



## 61 Sonning Avenue, Liverpool, L21 9JQ

### Offers Over £180,000

FREEHOLD A large 3 bedroom Semi-detached property offered with NO CHAIN on a big CORNER plot with gated driveway for multiple cars and detached GARAGE. A popular area of L21 with Hatton Hill Park and English Martyrs schools within walking distance.

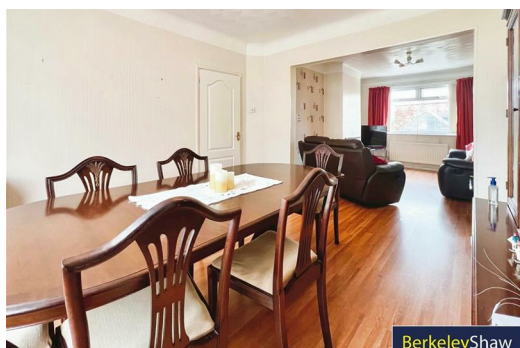
With potential to extend to create your FOREVER HOME, with walled SOUTH FACING gardens to the front, side and rear. Downstairs is a bright and welcoming hallway with windows to ground and first floor.

A spacious through lounge/dining room is dual aspect with views of both front and rear gardens. The kitchen is where you can really put your own stamp on your new home.

Upstairs is a BRAND NEW wet-room style shower room with white bathroom suite including modern storage sink and WC. There are two good-size double bedrooms and a larger than average 3rd single bedroom. To the landing is access to loft space ideal for storage.

Located only a short commute to Liverpool City Centre.

\*\*Under the estate agency act, we are obliged to advise the owner of this property is an employee of Berkeley Shaw Real Estate\*\*





**Hall**  
6'6" x 15'1" (2.00 x 4.61)

**Dining Room**  
11'5" x 11'10" (3.50 x 3.61)

**Living Room**  
10'5" x 14'1" (3.20 x 4.30)

**Bathroom**  
7'6" x 8'6" (2.30 x 2.60)

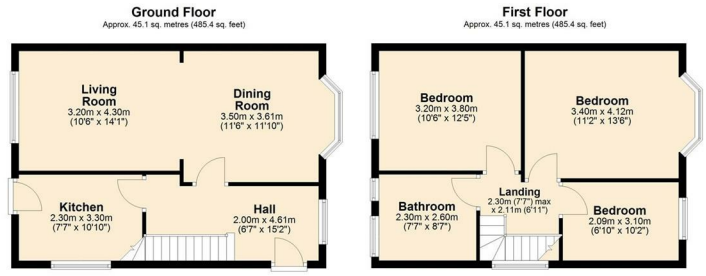
**Bedroom 1**  
11'1" x 13'6" (3.40 x 4.12)

**Bedroom 2**  
10'5" x 12'5" (3.20 x 3.80)

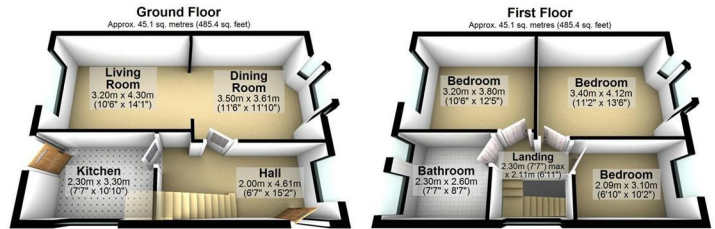
**Bedroom 3**  
6'10" x 10'2" (2.09 x 3.10)

**Kitchen**  
7'6" x 10'9" (2.30 x 3.30)

**Garage**



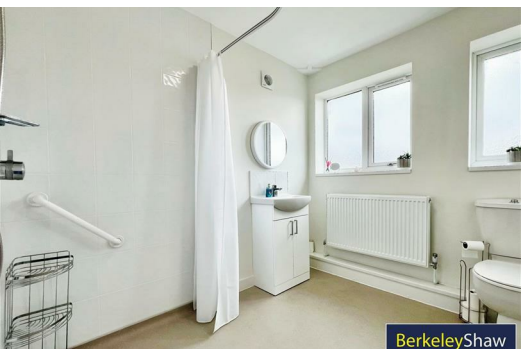
Total area: approx. 90.2 sq. metres (970.8 sq. feet)  
Sizes are approximate  
Plan produced using PlanUp.



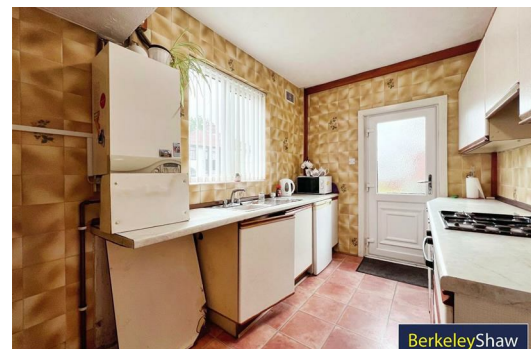
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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