



BerkeleyShaw

18 Lulworth Avenue, Liverpool, L22 7RT

£180,000

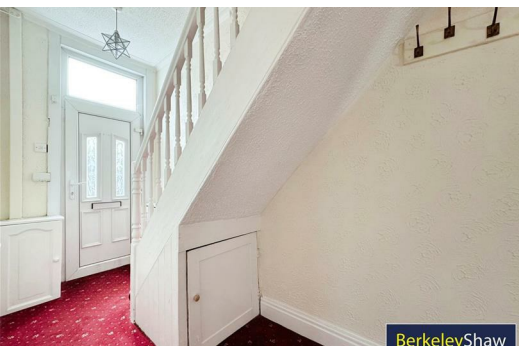
Nestled in the highly sought-after Lulworth Avenue in Brighton-Le-Sands, this charming two-bedroom mid-terraced home is a hidden gem waiting to be discovered.

Located just a stone's throw away from Crosby Beach and the Marina, this home is ideal for those who appreciate coastal living. Imagine taking leisurely strolls along the beach or enjoying the vibrant atmosphere of the marina just minutes from your doorstep. The area is also ideal for commuters given the strong transport infrastructure via both road & rail giving easy access to Liverpool City Centre, Southport and surrounding areas. South Road also offers a vibrant range of shops, restaurants, cafes & bars.

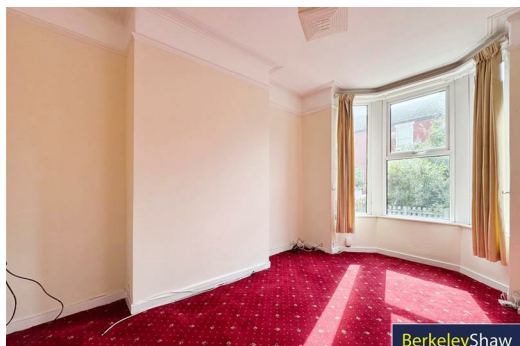
Boasting two reception rooms, the rear sitting/dining room is finished with a feature fire and sliding door through to the rear kitchen. The upper floor boasts two double bedrooms and a spacious bathroom with fantastic potential. The rear yard is the perfect space for anybody who enjoys gardening or outdoor dining. Further benefits to the property include gas central heating & double glazing.

With no onward chain, the opportunity to make this house your own is ripe for the taking. Whether you're looking to create a cosy retreat by the sea or a stylish coastal haven, the potential of this property is simply fantastic.

Don't miss the chance to make this house your home. Book a viewing today to fully appreciate the endless possibilities that this charming property has to offer.



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Entrance hall

Radiator, meter cupboards & stairs to first floor.

Living room

Double glazed windows to bay & radiator.

Sitting room/dining room

Double glazed window, cast iron open fire, radiator & sliding door through to kitchen.

Kitchen

Range of wall & base units, double glazed window, UPVC door, combi boiler, stainless steel sink with drainer, tiled floor, tiled splash back, electric hob & electric oven.

Landing

Bedroom 1

Double glazed window & radiator.

Bedroom 2

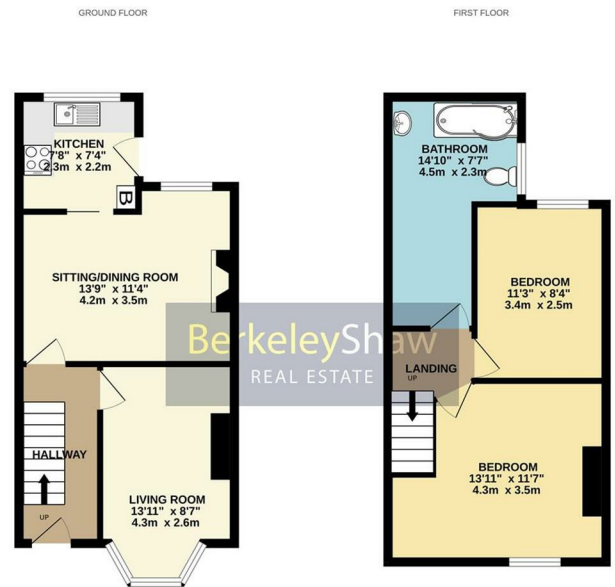
Double glazed window & storage cupboards.

Bathroom

L shaped bathroom, double glazed window, WC, basin, bath with shower attachment and glass screen.

Externally

Gated access to front of the property. Walled & gated rear yard.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is a conceptual proposal only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans with Heritage C2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	70
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	
EU Directive 2002/91/EC	



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