



BerkeleyShaw

3 Lower Alt Road, Liverpool, L38 0BA

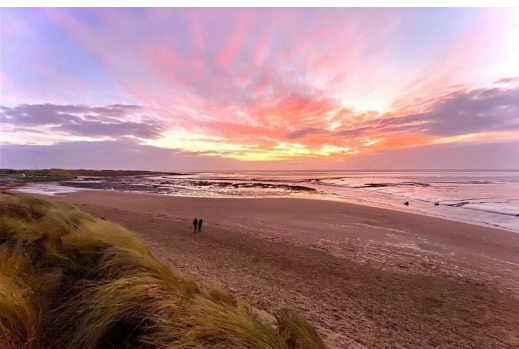
£275,000

NO CHAIN - A rare opportunity to acquire a 3 bedroom semi-detached **CHARACTER** property in the heart of **HIGHTOWN** village with Shops, Train Station, Bus Stop, Pub and Sandy Beach all within a short stroll. This well-maintained property would be ideal for those wanting to move straight in and add their own style room by room with potential to convert the garage and extend into attic space. With high ceilings, original beams and **FIREPLACES** this house retains many original features.

On entering there is a spacious hallway with original beamed ceiling and open staircase, French style doors through to lounge with beautiful arched fireplace area and large bright windows to the front aspect. There is a separate dining room with open fireplace located next to the breakfast kitchen and integral garage. Upstairs is a **NEW** shower room with double shower, two double bedrooms either could be considered a master and a further good-sized single room.

Outside to the front is a driveway leading to large single integral **GARAGE** with potential to be converted. To the rear is an easy maintenance court yard style **GARDEN** with bordered with raised flower beds, flowering pots and climbing shrubs.

Leasehold - Term 999 Years
Remaining : 883 years remaining
Date : 17 August 1911



hall
12'5" x 7'10" (3.80 x 2.40)

Lounge
17'9" x 10'10" (5.42 x 3.31)

Dining Room
12'5" x 10'10" (3.81 x 3.31)

Kitchen Diner
15'1" x 7'10" (4.62 x 2.40)

Integral Garage
17'0" x 9'2" (5.20 x 2.80)

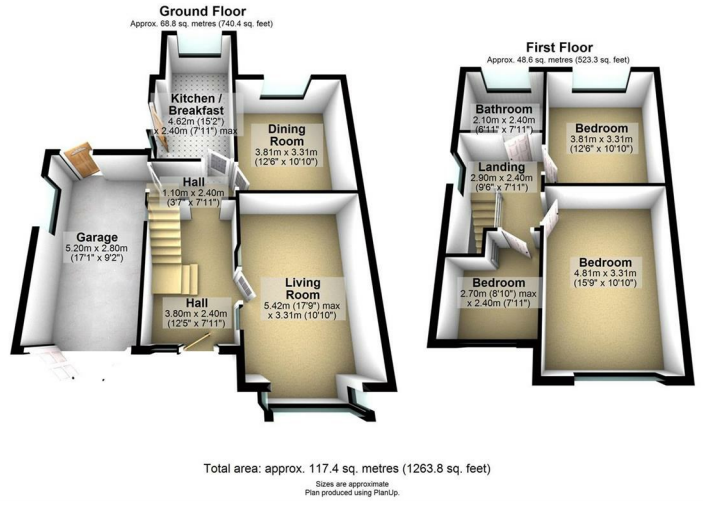
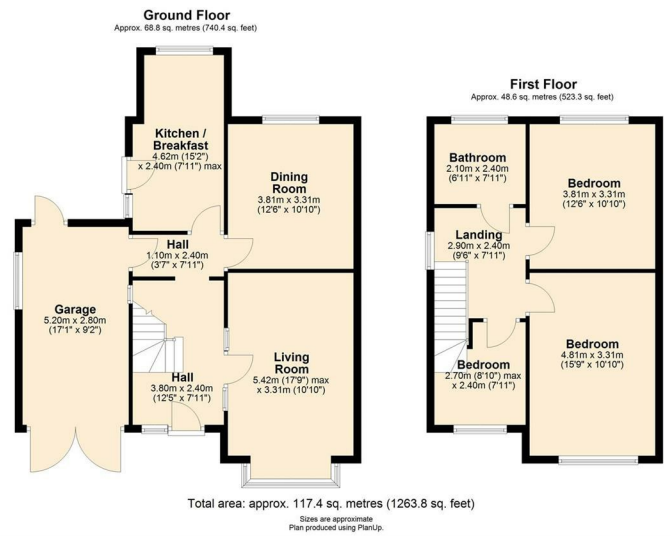
Landing
9'6" x 7'10" (2.90 x 2.40)

Bedroom 1
15'9" x 10'10" (4.81 x 3.31)

Bedroom 2
12'5" x 10'10" (3.81 x 3.31)

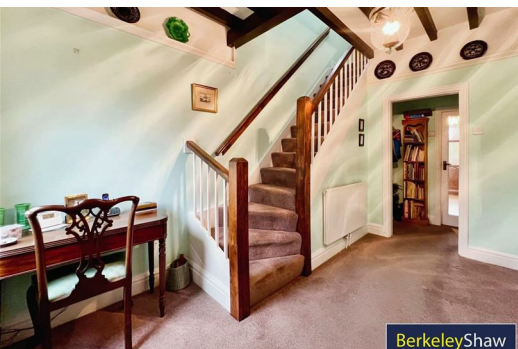
Bedroom 3
8'10" x 7'10" (2.70 x 2.40)

Bathroom
12'5" x 10'10" (3.81 x 3.31)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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