



## 22 Basing Street, Liverpool, L19 1QS

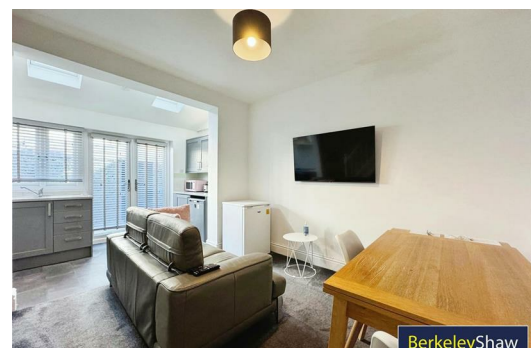
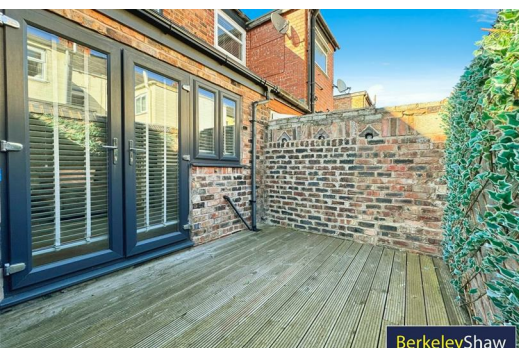
Offers Over £180,000

Welcome to this impressive and extended two bedroom terrace, situated on Basing Street L19. This is the perfect buy for a variety of purchasers, whether you are a first time buyer looking for a turnkey home, a downsizer or an investor looking to take advantage of the demand for rental property in the area. NO ONWARD CHAIN

The property is perfectly positioned just a short stroll from Garston Park and benefits from a wealth of local amenities. Excellent schools make the area popular with families, while its superb transport links, both by road and rail, are perfect for commuters. Plus, there are plenty of shops, restaurants, and bars nearby, with Speke Retail Park close by offering a further range of shops and leisure facilities.

The entrance opens into a vestibule, leading to the bay-fronted living room featuring a lovely fireplace. To the rear is a generous open-plan kitchen and dining area, bathed in natural light from two Velux windows and French doors that open onto a decked rear yard. The kitchen offers ample storage space and comes complete with a range of integrated appliances, making it a perfect space for both entertaining and relaxing. On the first floor, you'll find two well-proportioned bedrooms, along with a modern three-piece shower room. The property comes with gas central heating and double glazing for added comfort.

Get in touch today to arrange a viewing before this fantastic home gets snapped up by a lucky buyer!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
304 sq. ft. (28.3 sq. m.) approx.

1ST FLOOR  
235 sq. ft. (21.8 sq. m.) approx.



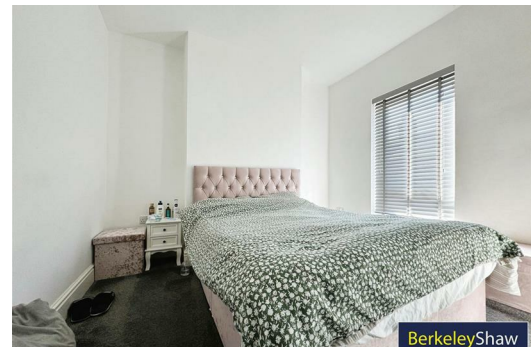
TOTAL FLOOR AREA: 539 sq. ft. (50.1 sq. m.) approx.  
We do not accept liability for any errors or omissions in this information. The price for the flat is an estimate only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for the appropriate efficiency class for them.  
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