BerkeleyShaw

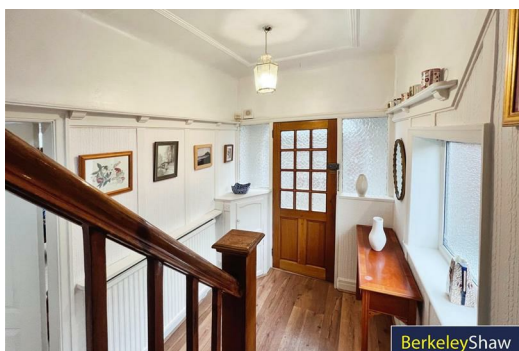# 22 Tithebarn Road, Liverpool, L23 2RY

£240,000

FREEHOLD Nestled on the charming Tithebarn Road in Liverpool, this 1930's semi-detached house, presents a wonderful opportunity for those looking to carry out a renovation project and remedial works, the property is being sold with no onward chain,

The house downstairs features a bright porch and hallway, two receptions & kitchen. Upstairs three bedrooms with the master having fitted wardrobes and potential walk in wardrobe or en-suite, family bathroom and a paved garden, perfect for outdoor relaxation or entertaining guests.

Situated in a desirable area, this home benefits from being within a good school catchment, making it an ideal choice for families. Additionally, the proximity to local parks provides a lovely setting for outdoor activities and leisurely strolls.

As a freehold property, you will enjoy complete ownership and the freedom to make this house your own. If you are looking for a project to invest in, this property on Tithebarn Road is a fantastic opportunity in a popular L23 area.

Council Tax Band C

Hall
14'5" x 3'7" (4.40 x 1.10)

Lounge
16'4" x 11'5" (5.0 x 3.50)
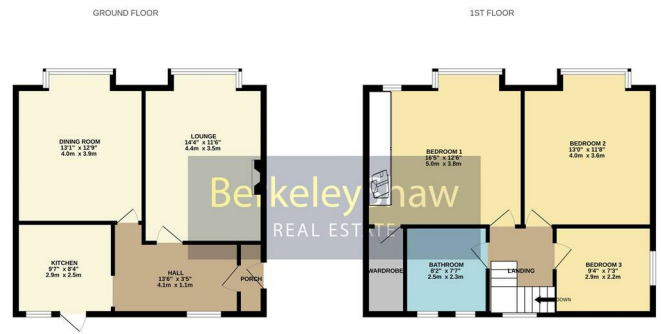
Dining Room
13'1" x 12'9" (4.00 x 3.90)

Kitchen
9'6" x 8'2" (2.90 x 2.50)

Bedroom 1
16'4" x 12'5" (5.0 x 3.80)
DOUBLE

Bedroom 2
13'1" x 11'9" (4.0 x 3.60)
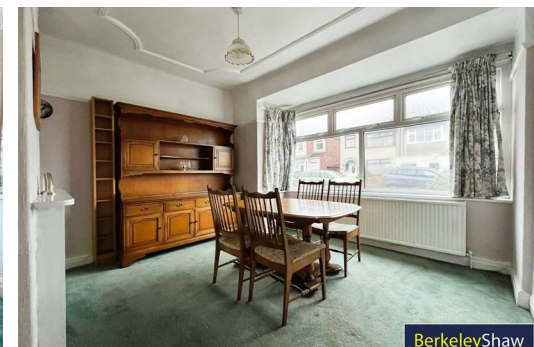DOUBLE

Bedroom 3
9'6" x 7'2" (2.90 x 2.20)
SINGLE

Bathroom
8'2" x 7'6" (2.50 x 2.30)

GROUND FLOOR

1ST FLOOR

DINING ROOM
13'1" x 12'9"
4.0m x 3.9m

LOUNGE
14'4" x 11'5"
4.4m x 3.5m

KITCHEN
9'7" x 8'4"
2.9m x 2.5m

HALL
13'6" x 3'5"
4.1m x 1.1m

PORCH

BEDROOM 1
16'5" x 12'6"
5.0m x 3.8m

BEDROOM 2
13'0" x 11'8"
4.0m x 3.6m

WARDROBE

BATHROOM
8'2" x 7'7"
2.5m x 2.3m

LANDING

BEDROOM 3
9'4" x 7'3"
2.9m x 2.2m

DOWN

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REAL ESTATE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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