



21 Amaury Road, Liverpool, L23 9UY

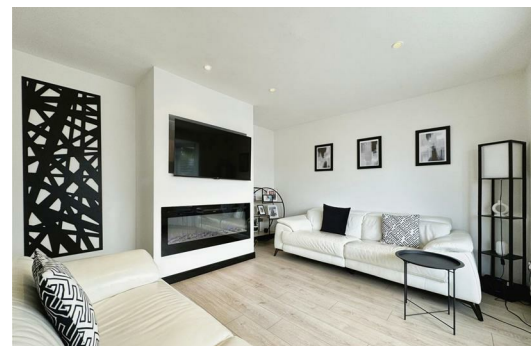
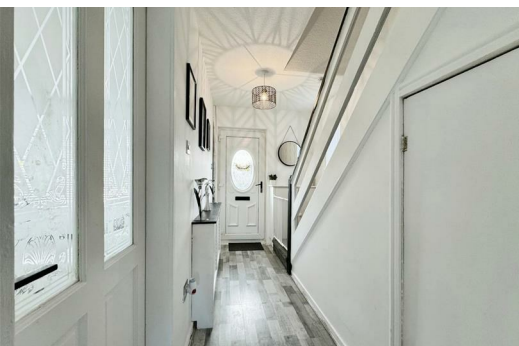
Offers Over £220,000

Are you looking to take your first steps onto the property ladder?

Berkeley Shaw Real Estate is excited to offer for sale this well presented three-bedroom semi-detached home located on Amaury Road, Thornton. This is an ideal buy for a variety of buyers whether you are looking to take advantage of the excellent local schools or a commuter needing easy access to the M57/M58 motorway networks. The area also offers a variety of shopping facilities cafes and easy access to Crosby Village.

Set out across to floors, the accommodation comprises; entrance hall with understairs storage, bay fronted living room with feature media wall and modern kitchen diner with UPVC doors to garden. The first floor boasts a bright and airy landing, three well-proportioned bedrooms and a beautifully presented shower room. Externally, the property boasts driveway parking for 2 cars and a rear garden with detached garage, artificial turf & mature borders. Further benefits include gas central heating & double glazing.

Get in touch straight away to arrange a viewing!



Entrance hall

Double glazed window, stairs to first floor, understairs storage, radiator & UPVC front door.

Living room

Radiator, laminate floor, double glazed windows & media wall.

Kitchen diner

Range of wall & base units, rolled edge work tops, double glazed window, UPVC doors to garden, laminate floor, radiator, gas burning hob & electric oven.

Landing

Double glazed window & loft access.

Bedroom 1

Double glazed window & radiator.

Bedroom 2

Double glazed window, 2 x storage cupboards (one housing boiler) & radiator.

Bedroom 3

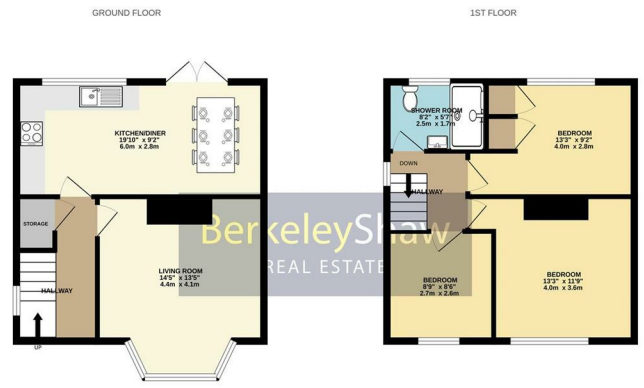
Double glazed window & radiator.

Shower room

Double glazed window, tiled floor, tiled walls, WC, basin, shower unit & towel radiator.

Externally

Block paved driveway with side access to the rear of the property. Detached garage with up & over door. Rear garden with patio area, artificial turf & mature borders.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other details are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee can be given as to their operability or efficiency for the given. Made with Metaphor 02024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	83

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		



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

