



18 Marnell Close, Liverpool, L5 2AR

Offers Over £180,000

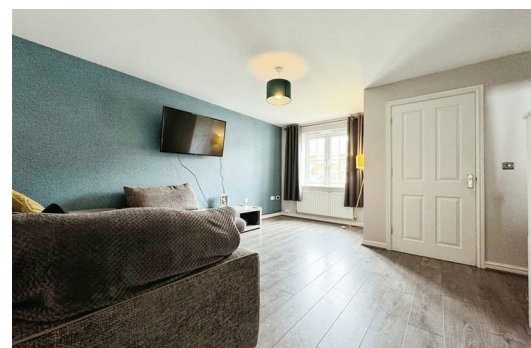
Check out the garden room on this fantastic three-bedroom terrace!

Berkeley Shaw Real Estate is delighted to offer for sale this fantastic home located on Marnell Close L5. This property is ideal for a variety of buyers, whether you are a first time buyer looking to take your first steps onto the property ladder, a downsizer, an investor looking to take advantage of the strong rental demand in the area or a professional needing easy access into Liverpool City Centre. The surrounding area also benefits from a fantastic array of amenities including shopping facilities along Scotland Road and Great Homer Street. The area also offers schooling covering all age ranges and an excellent transport infrastructure.

Set out across two floors, the accommodation briefly comprises; entrance hall with WC, spacious living room and rear kitchen diner boasting a range of integrated appliances and UPVC doors out to the rear garden. This is a great space for entertaining! The first floor boasts three well-proportioned bedrooms and a modern three-piece bathroom. Externally, the property boasts a well-maintained rear garden with artificial turf and a fantastic garden room. The space is currently utilised as a gym but would make a fantastic office for anybody needing to work from home. Further benefits include gas central heating & double glazing. The property also boasts an allocated parking space.

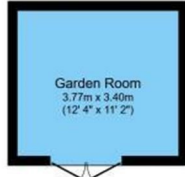
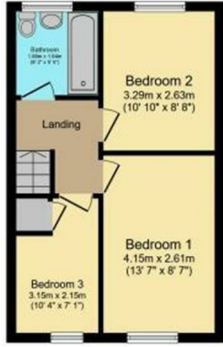
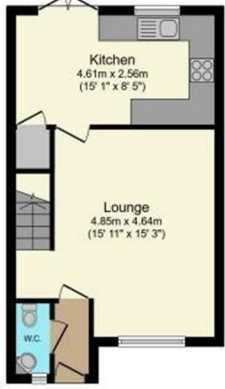
Get in touch straight away to book a viewing before this is snapped up by a lucky buyer!

Leasehold: 138 years remaining on lease Ground rent £190 per year Council tax band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(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	

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	



Total floor area 84.0 m² (904 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focaiagent.com



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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Company No. 05206927

