



4 Derwent Road, Liverpool, L23 0SX

Offers Over £190,000

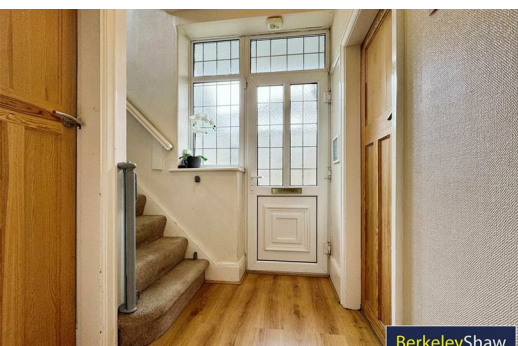
If you are looking to take your first steps onto the property ladder or you are looking for an ideal family home? This could be the perfect home for you!

Berkeley Shaw Real Estate is delighted to offer for sale this three-bedroom semi-detached home located on Derwent Road L23. The property is ideally placed for families looking to take advantage of the excellent local schools and the area also boasts a range of shops, restaurants, cafes & bars.

Set out across two floors, the accommodation briefly comprises; entrance hall, bay fronted living room, which is ideal for cosy nights in front of the television! To the rear of the property is a dining room, perfect for entertaining, and a fitted kitchen with access out to the rear garden. The first floor offers two double bedrooms, a further single bedroom which is currently utilised as an office and a three-piece bathroom. Externally, the property boasts a block paved front garden with the potential for off-street parking & a paved rear garden, perfect for taking in the sunshine or BBQ's! Further benefits to the property include gas central heating & double glazing.

This property has fantastic potential for further development subject to necessary planning permissions.

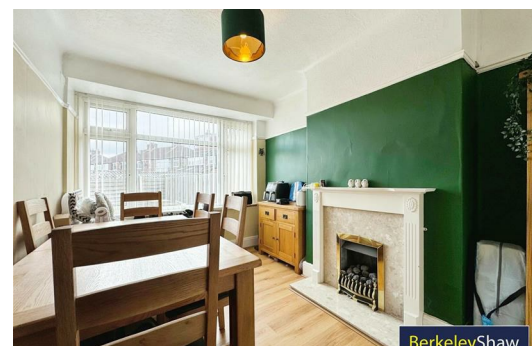
Be quick to arrange a viewing before this property is snapped up by a lucky buyer!



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw

Entrance hall

Double glazed window, laminate floor, UPVC front door & stairs to first floor.

Living room

Double glazed windows to bay, electric fire, radiator & storage cupboard housing combi boiler.

Dining room

Laminate floor, double glazed windows, radiator & gas fire.

Kitchen

Range of wall & base units, double glazed windows, UPVC door to rear garden, tiled floor, tiled splash back, gas burning hob, oven, stainless steel sink with drainer & extractor hood.

Landing

Double glazed window, loft access & radiator.

Bedroom 1

Double glazed window & radiator.

Bedroom 2

Radiator, double glazed window, fitted wardrobe & wood panelling.

Bedroom 3

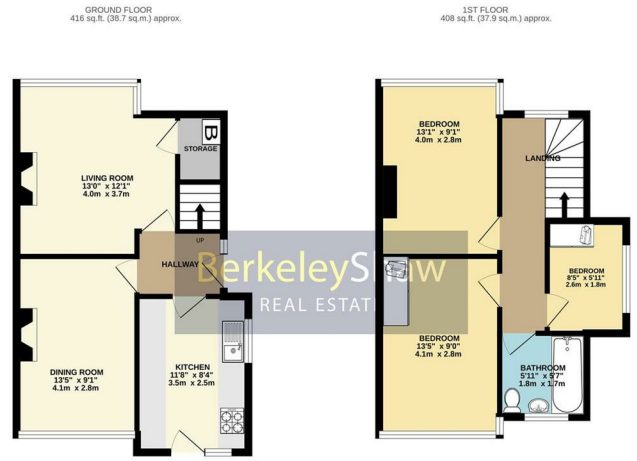
Double glazed window, radiator & fitted wardrobe.

Bathroom

Double glazed window, bath with electric shower, WC, basin, towel radiator.

Externally

Walled & gated paved front garden. Paved rear garden with shed.



TOTAL FLOOR AREA: 825 sq ft (76.6 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The name, logo, systems and appliances shown can not be held liable to guarantee. We do not warrant the accuracy of any other information.
 Made with MetreX 0024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			82
(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	



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.
 Company No. 0784754

Berkeley Shaw Real Estate Limited.
 Company No. 05206927

