



**BerkeleyShaw**

## 64 Beach Road, Liverpool, L21 2PW

**£175,000**

This extended semi-detached home situated on Beach Road L21, is perfect for a wide variety of buyers whether you are a first-time buyer looking to take your first steps onto the property ladder or a family looking for more space!

The property is ideally positioned for easy access to a wide range of amenities. Seaforth & Litherland Train Station is just a short walk away adding to the desirability for commuters needing easy access to Liverpool City Centre or Southport. The area also offers a range of shopping facilities, places to eat and extensive recreational spaces.

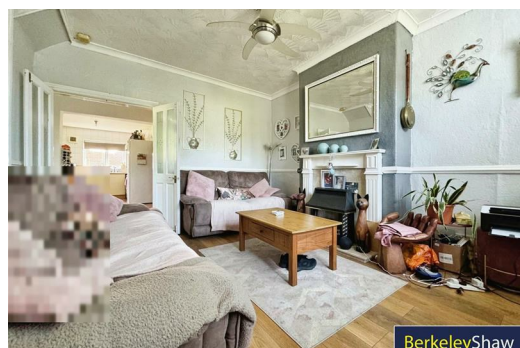
Situated on a generous corner plot, the accommodation briefly comprises; entrance hall, bay fronted living room perfect for cosy nights in front of the television or relaxing as a family. To the rear of the property is an open plan kitchen diner with an additional room, currently utilised for storage, which is perfect for a study and a wet room with electric shower. Rising to the first floor, the landing gives access to two double bedrooms and a further single bedroom.

Externally, the property boasts a front garden with driveway parking. The property further benefits from a side and rear garden with mature borders and decked sitting area. Further benefits include no onward chain, gas central heating & double glazing.

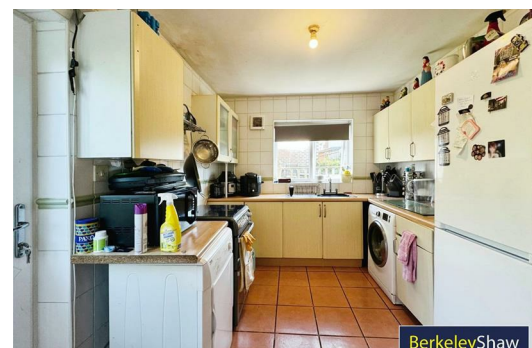
Get in touch straight away to arrange a viewing before this property is snapped up by a lucky buyer!



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## Entrance hall

## Living room

Double glazed windows, laminate floor, radiator & gas fire.

## Kitchen diner

2 x double glazed windows, UPVC door to garden, Range of wall & base units, stainless steel sink with drainer, radiator, part tiled walls, combi boiler & tiled floor.

## Study/storage room

## Inner hall

Access to wet room & storage room.

## Wet room

Double glazed window, WC, basin, part tiled walls, radiator & electric shower.

## Landing

Double glazed window.

## Bedroom 1

Double glazed windows, radiator & laminate floor.

## Bedroom 2

Storage cupboard, laminate floor, double glazed window & radiator.

## Bedroom 3

Laminate floor, double glazed windows & radiator.

## Front garden

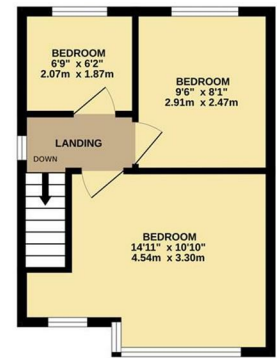
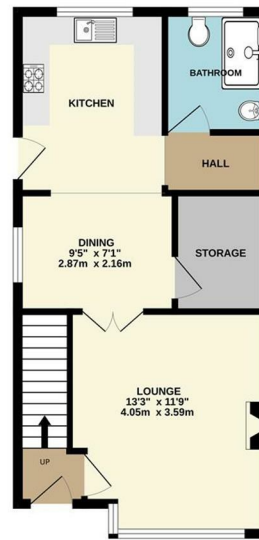
Walled and gated rear yard with driveway parking, mature borders & laid to lawn.

## Rear Garden

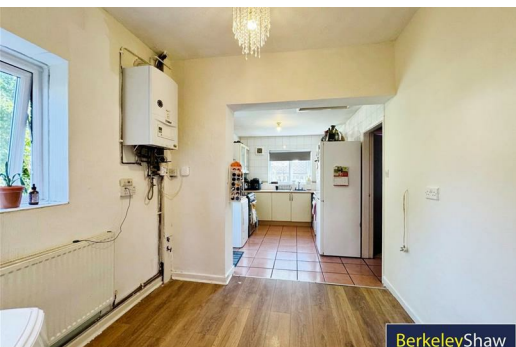
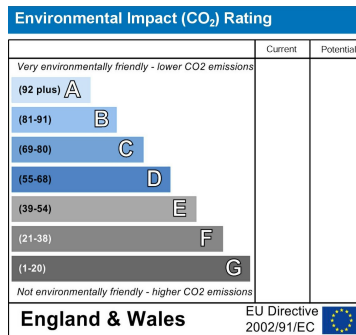
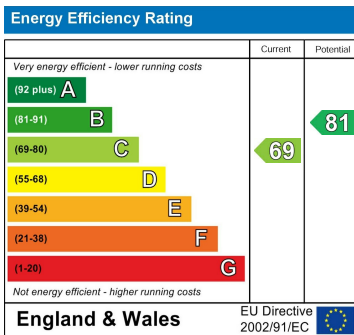
Laid to lawn, mature borders & decked seating area.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 operation or efficiency can be given. Made with Metropix ©2024



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Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

