



1 Lemon Street, Liverpool, Merseyside L5 7TB

£160,000

We are pleased to bring to the market this three bedroom mews style family home, with two bathrooms over three floors, central heating, double glazing and parking.

This property is close to amenities and a mile away from Liverpool City Centre.

The property briefly comprises; To the ground floor and open plan kitchen/ Lounge with a w/c.

To the first floor; There are two double bedrooms and a family bathroom.

To the second floor; A further bedroom and en-suite.



Entrance Hall

7'5" x 4'5" (2.28 x 1.36)

w/c

2'10" x 4'10" (0.87 x 1.48)

Washing hand basin and w/c

kitchen/Lounge Diner

812 x 220 (247.50m x 67.06m)

Open plan with Kitchen, 1 x radiator and sliding double glazed doors to garden.

Hall

3'1" x 8'11" (0.96 x 2.74)

Landing

Bedroom One

9'0" x 13'9" (2.76 x 4.2)

Double room- first floor

Bedroom Two

7'4" x 13'9" (2.24 x 4.21)

Double Room - Double glazed window,

Bathroom

5'7" x 9'1" (1.72 x 2.79)

Bath, shower over, radiator.

Bedroom Three

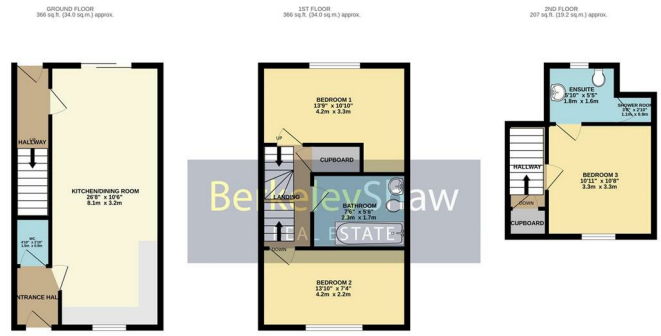
10'8" x 10'11" (3.26 x 3.33)

Double room on the second floor with en-suite

En-Suite

5'9" x 5'4" (1.77 x 1.65)

shower , w/c and washing hand basin



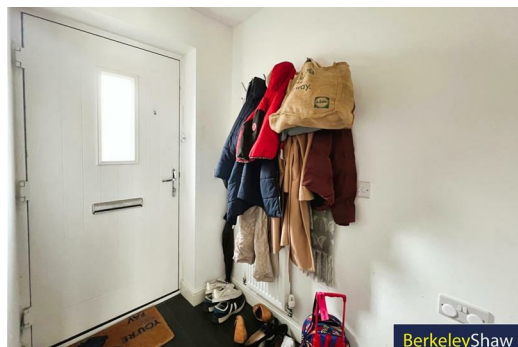
TOTAL FLOOR AREA: 938 sq. ft. (87.2 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general information only and should not be relied on for any purpose. The seller, its agents and the estate agent make no representation as to the accuracy or efficiency of the plan. Made with Mapbox OS24

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		

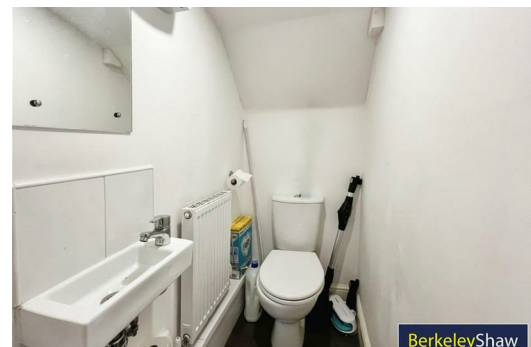
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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