



BerkeleyShaw

22 Beech Grove, Liverpool, L21 1BP

£130,000

Nestled in the heart of Seaforth, this beautifully presented three-bedroom mid-terraced home on Beech Grove offers an abundance of space, modern comforts, and excellent local amenities. Originally a four-bedroom property, one of the bedrooms has been converted to create a stunning and spacious four-piece bathroom, adding a touch of luxury to this charming home.

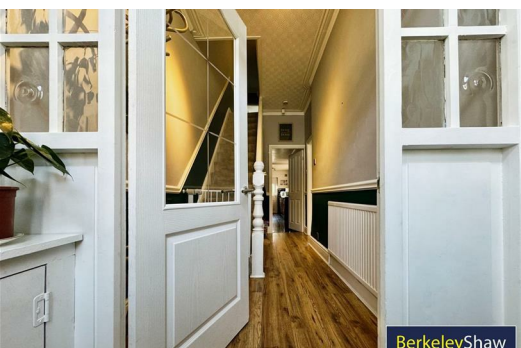
As you step inside, you are welcomed by a vestibule leading into a bright and spacious entrance hall. The generous through living/dining room provides an ideal space for both relaxing and entertaining, featuring double doors that open onto a sizeable rear yard—perfect for enjoying the sunshine or BBQ's. The well-appointed kitchen boasts ample storage, integrated appliances, and a breakfast bar, making it a practical and stylish space for everyday living.

Upstairs, the landing leads to two well-proportioned double bedrooms, a comfortable single bedroom, and a modern four-piece family bathroom complete with a corner bath and a walk-in shower.

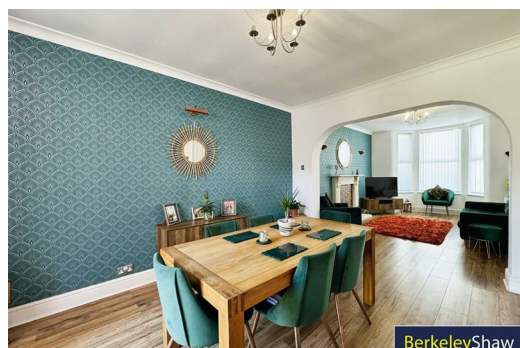
Situated in a convenient location, this home benefits from excellent transport links, including easy access to Seaforth & Litherland Train Station, making commuting into Liverpool city centre effortless. The area offers a range of local amenities, including supermarkets, shops, schools, and parks.

This well-maintained property is ideal for families, first-time buyers, or investors looking for a spacious and versatile home in a sought-after area.

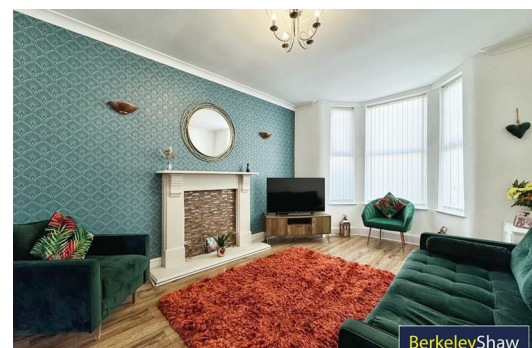
Early viewing is highly recommended – don't miss out on this fantastic opportunity!



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Vestibule

Entrance hall

Stairs to first floor, laminate floor & radiator.

Through living/dining room

Double glazed windows to bay, UPVC French doors to rear yard, 2 x radiators, laminate floor & feature fireplace.

Kitchen

Range of wall & base units, 2 x double glazed windows, breakfast bar, UPVC door to rear yard, gas burning hob, electric oven, extractor fan, tiled floor, integrated fridge freezer, stainless steel sink with drainer & radiator.

Landing

Loft access & storage cupboard.

Bedroom 1

Double glazed windows to bay, radiator & fitted wardrobes.

Bedroom 2

Double glazed window, radiator & fitted wardrobes.

Bedroom 3

Double glazed window & radiator.

Bathroom

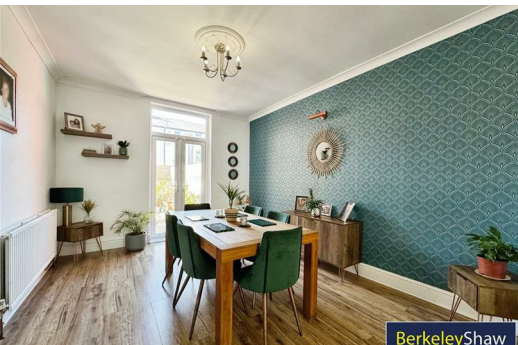
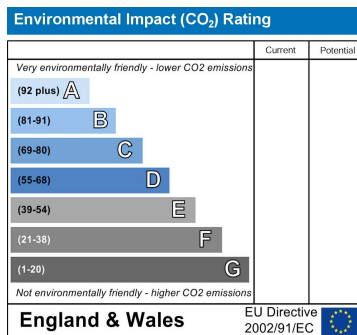
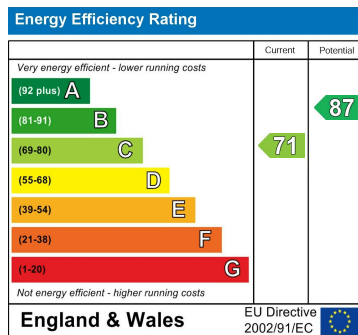
2 x double glazed windows, vertical radiator, corner bath, walk in shower, tiled floor, WC, basin & spotlights.

Rear yard

Paved rear yard with decked area.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. 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 operability or efficiency can be given. Made with Metagon C2005



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