



## 3 Pritchard Avenue, Liverpool, L21 1EJ

**£160,000**

Welcome to Pritchard Avenue, a three-bedroom semi-detached home offering fantastic potential with excellent transport links. This property is ideal for families, first-time buyers, or those looking to put their own stamp on a home with fantastic potential.

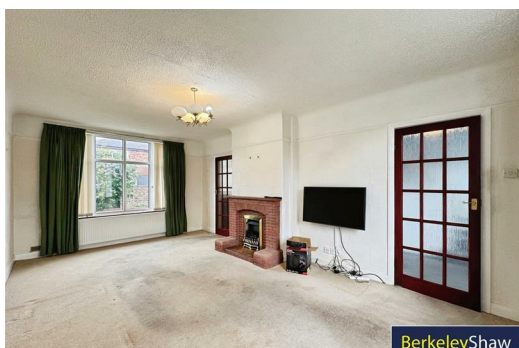
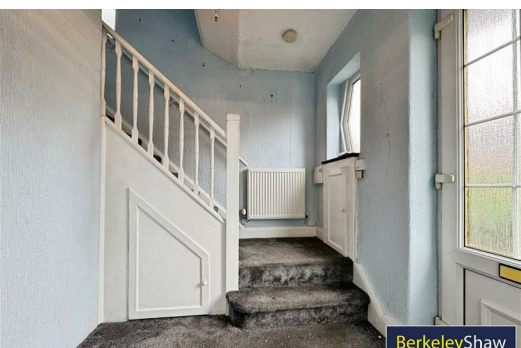
The ground floor comprises a bright entrance hall leading into a spacious dining/living room with dual aspect windows, creating a light-filled and airy feel throughout. The kitchen provides ample storage and worktop space, and a rear conservatory with French doors opens out to the mature rear garden, ideal for entertaining or relaxing.

Upstairs, the home features three well-proportioned bedrooms and a three-piece fitted bathroom, accessed via a generous landing.

While the property has been well maintained, it would benefit from some modernisation, offering the perfect opportunity to personalise and add value.

Outside, the front garden has potential for off-street parking (subject to the necessary permissions), and the rear garden is established and private, with mature planting and a handy garden shed for extra storage.

The home also benefits from double glazing, gas central heating, and is offered to the market with no onward chain, making for a straightforward purchase.





## Entrance hall

UPVC door, radiator & double glazed window.

## Living/dining room

Double glazed windows, 2 x radiators, gas fire & access through to kitchen.

## Kitchen

Double glazed windows, range of wall & base units, door through to conservatory, ceramic sink, electric cooker, space for washing machine, part tiled walls & access through to the conservatory.

## Conservatory

UPVC double glazed window & French style doors out to the rear garden.

## Landing

Double glazed window, loft access & storage cupboard housing the immersion heater.

## Bedroom 1

Double glazed window & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bedroom 3

Double glazed window, fitted wardrobe & radiator.

## Bathroom

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

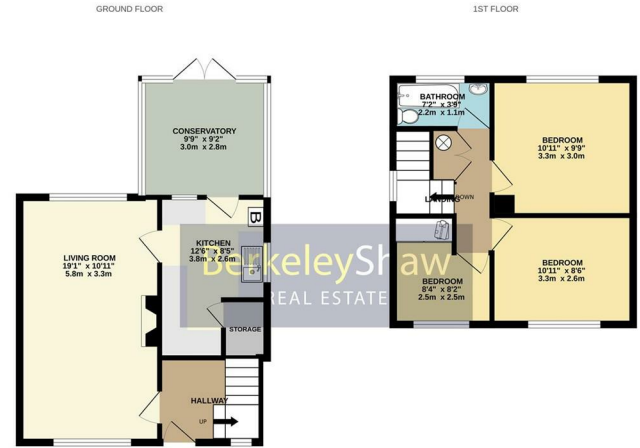
## Externally

Paved & artificial turfed front garden with gated side access to the rear garden.

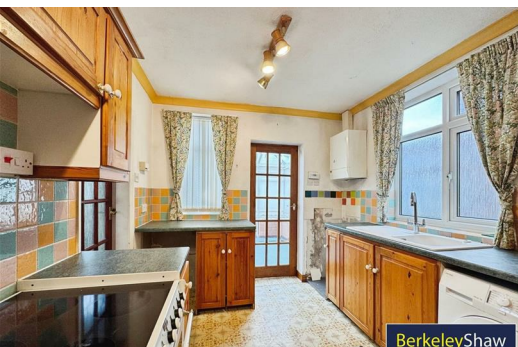
Rear garden with raised mature borders, lawn & garden shed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		58
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items 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 a guide for any prospective purchaser. The contents, fixtures and fittings shown have not been tested and no guarantee is given as to their operation or efficiency can be given. House visit reference: 123456



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