



37 Kingsway, Waterloo, Liverpool, Merseyside L22 4RG

Guide Price £220,000

BERKELEY SHAW are pleased to offer for sale this FOUR BEDROOM family home, in need of modernisation. The property is situated in an ideal location close to great local schools, shops and amenities. The accommodation is light and airy throughout and offers three reception rooms, kitchen, ground floor WC, four bedrooms and family bathroom. Externally there is an enclosed rear garden and detached single garage with parking to the front. An internal inspection is highly recommended.



Entrance Porch

Double glazed door into the entrance porch. Original door into the entrance hallway. Tiled flooring.

Entrance Hallway

A light and spacious entrance hallway with doors off to ground floor rooms and stairs to the first floor. Picture rails. Radiator.

WC

Double glazed obscured window to side. WC and hand wash basin.

Lounge

15'11" x 12'6" (4.87 x 3.83)

A lovely light and airy room with double glazed bay window to front. Radiator and gas fire.

Morning Room

14'1" x 7'11" (4.31 x 2.43)

Built in original cupboards. Picture rails. Double glazed window to rear. Door to kitchen. Gas fire.

Kitchen

7'1" x 5'5" (2.17 x 1.67)

Fitted with base units incorporating sink unit. Double glazed window to rear. Double glazed door opening on to rear garden.

Dining Room

17'5" x 11'0" (5.31 x 3.37)

Double glazed window to side and rear. Gas fire. Laminate flooring.

First Floor

Double glazed obscured window to side. Radiator.

Bedroom One

15'11" x 12'5" (4.86 x 3.80)

Double glazed bay window to front. Laminate flooring. Radiator. Built in wardrobes.

Bedroom Two

14'1" x 9'6" (4.31 x 2.92)

Double glazed window to rear. Built in wardrobe. Feature fireplace.

Bedroom Three

14'7" x 8'1" (4.47 x 2.48)

Double glazed window to side and rear.

Bedroom Four

9'10" x 8'1" (3.02 x 2.47)

Double glazed window to front. Laminate flooring. Built in wardrobes.

WC

Double glazed obscured window to side. WC

Bathroom

Double glazed obscured window to side. Hand wash basin and paneled bath.

Garden

The garden is to the rear of the property and is laid to lawn and patio. There is a detached single garage.

