



**BerkeleyShaw**

## 52 Thorndale Road, Liverpool, L22 9QR

£220,000

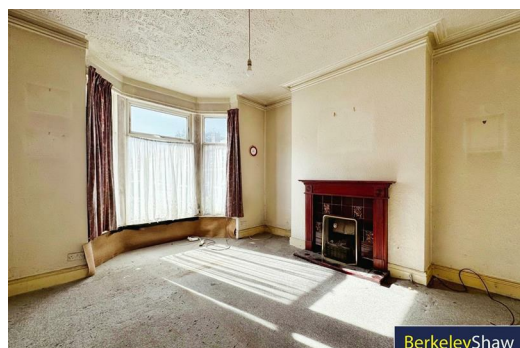
Are you looking for a spacious home with amazing potential, just a short walk from Victoria Park?

Welcome to Thorndale Road, Liverpool - a charming location for this spacious four-bedroom end of terrace house. Situated in a fantastic position, just a short walk to Victoria Park and surrounded by amazing local amenities. The property is ideal commuters with a strong transport infrastructure. The surrounding area also boasts an amazing array of shops, restaurants, cafes & bars.

Although the house is in need of some modernisation, this presents a wonderful opportunity for the new owners to put their own stamp on the property and create a space that truly reflects their style and preferences. The lack of an onward chain also means the potential for a smoother and quicker purchase!

Set out across three floors, the property boasts spacious accommodation throughout and has amazing potential for a growing family with a spacious entrance hall, bay fronted lounge, dining room, kitchen & utility room. The split level landing has huge potential for further conversion into a functioning space and gives access to three bedrooms and a spacious four-piece bathroom. The upper floor provides the fourth bedroom. Externally, the property boast a generous walled & gated rear yard.

Don't miss out on the chance to own a property in such a desirable location with great potential. Contact us today to arrange a viewing and envision the possibilities that this lovely house on Thorndale Road has to offer.





## Entrance hall

Meter cupboards, radiator, wooden flooring & stairs to first floor.

## Lounge

12'1" x 14'11" (3.69 x 4.55)

Open fire, double glazed windows & radiator.

## Dining Room

10'0" x 12'6" (3.07 x 3.83)

2 x double glazed windows, radiator & coving.

## Kitchen

7'6" x 12'7" (2.31 x 3.86)

Range of wall & base units, tiled splash back, radiator, double glazed window & sink with mixer tap.

## Utility room

9'0" x 6'8" (2.75 x 2.04)

Double glazed window, timber door to rear yard, range of wall & base units & tiled splash back.

## Landing

Split level landing with double glazed window, stairs to 4th bedroom & radiator.

## Bedroom 1

11'0" x 12'3" (3.36 x 3.75)

Double glazed window & radiator.

## Bedroom 2

10'1" x 11'4" (3.09 x 3.46)

Double glazed window, radiator & storage cupboards, housing a combi boiler.

## Bedroom 3

6'9" x 9'1" (2.07 x 2.77)

Double glazed window & radiator.

## Bathroom

9'0" x 7'0" (2.75 x 2.15)

Double glazed window, WC, basin, bidet, bath with shower attachment, radiator

## Bedroom 4

8'5" x 12'8" (2.58 x 3.87)

Double glazed window & radiator

## Externally

Walled & gated rear yard.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

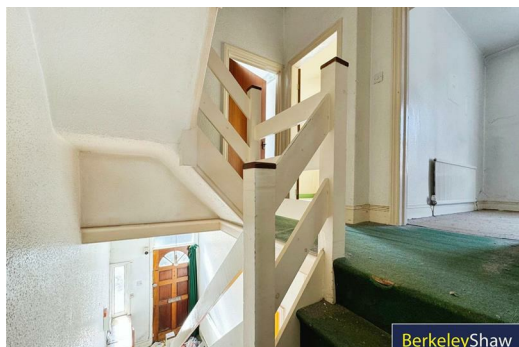
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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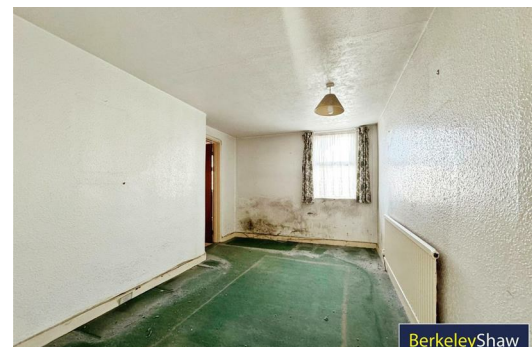
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given with respect to their condition.



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