



**BerkeleyShaw**

## 98 Rosslyn Avenue, Liverpool, L31 8AT

Asking Price £310,000

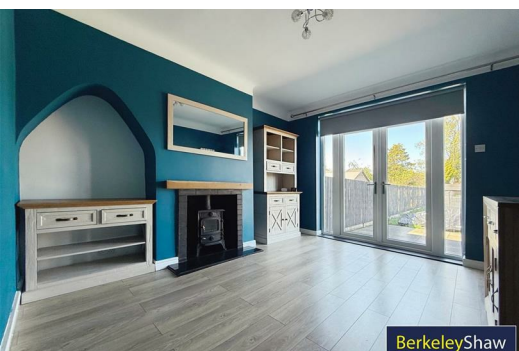
**\*\*NO CHAIN\*\*** Rosslyn Avenue, Maghull, is a delightful semi-detached house with offers huge potential to be EXTENDED with integral GARAGE, 2 receptions and large garden to the rear.

The two reception rooms benefit from Multi Fuel LOG BURNING STOVES ideal for both entertaining and quiet evenings at home. The kitchen has a RANGE COOKER and bohemian style tiles and is flooded with light from windows and door. Located next to the garage which could be converted to create a kitchen/living/dining room so popular with young families.

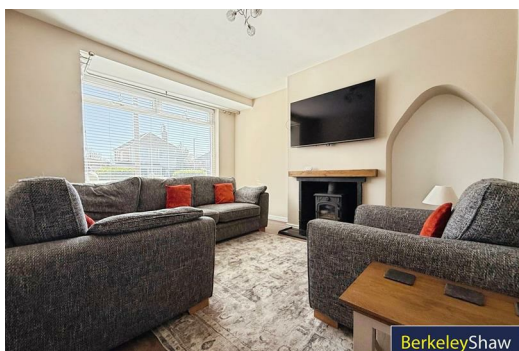
Upstairs there are 3 well-proportioned bedrooms, providing ample space for relaxation and rest. The house features a well-appointed spacious bathroom with full-size bath and over shower ensuring convenience for all residents.

Outside to the front is driveway parking for 2 vehicles, to the rear is a very large grass lawn garden.

With its prime location in Maghull, residents will enjoy easy access to local excellent SCHOOLS, shops and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With easy access to both motorways for commuting and Liverpool City Centre.



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Hall

Front Room

14'5" x 11'5" (4.40 x 3.50)

Double glazed Upvc window to the front. Fireplace housing stove with slate tiled hearth. Radiator.

Lounge

13'5" x 12'5" (4.10 x 3.80)

New Log Burner, patio doors onto rear sunny garden.

Kitchen

12'1" x 6'10" (3.70 x 2.10)

Double glazed Upvc door leading to the rear garden. Range of wall and base units incorporating worksurfaces with inset stainless steel sink and drainer with mixer tap over. Integrated oven. Four ring gas hob with extractor fan over. Space for fridge. Space for washing machine. Tiled splash backs. Laminate flooring.

Landing

Bedroom 1

14'9" x 11'9" (4.50 x 3.60)

DOUBLE to front aspect

Bedroom 2

13'1" x 11'8" (4.01 x 3.56)

DOUBLE to rear aspect

Bedroom 3

11'1" x 7'2" (3.40 x 2.20)


SINGLE to front aspect

Bathroom

8'10" x 6'10" (2.70 x 2.10)

windows to side and rear, full-size bath with over shower.

Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>65</b>
(1-20) <b>G</b>		
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



While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency or life span.



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