



BerkeleyShaw

19 College Avenue, Liverpool, L23 0SS

Asking Price £525,000

A Rare Opportunity to Create Your Forever Home

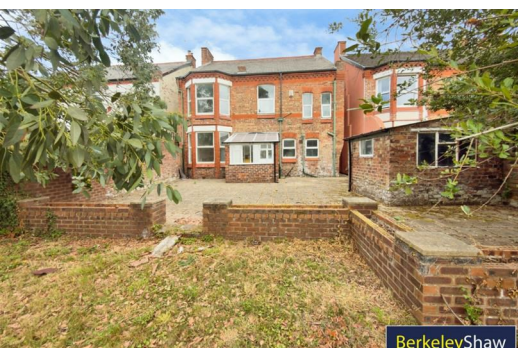
A truly exciting opportunity to acquire a characterful 4 (DOUBLE) bedroom (plus study/nursery) DETACHED home, offered for sale with NO ONWARD CHAIN, occupying a GENEROUS PLOT in a highly sought-after area. Having been in the same ownership for over 70 years, this much-loved property retains a wealth of ORIGINAL FEATURES and offers enormous potential for a new owner to create a home perfectly suited to modern family life.

From the moment you step inside, the CHARM and CHARACTER are immediately apparent, with ORIGINAL fireplaces, coloured leaded windows to the front, ornate plasterwork, an original wooden staircase and original doors all combining to give the property a wonderfully distinctive feel.

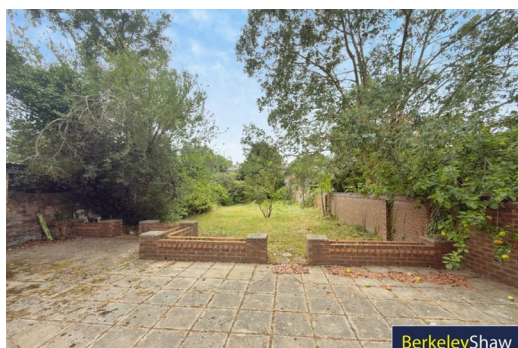
While the house requires updating and MODERNISATION, it provides an exceptional blank canvas for someone looking to restore and enhance its existing character while creating their ideal forever home.

Externally, the property occupies an ENVIABLE PLOT, with driveway PARKING to the front and a substantial rear garden offering excellent scope for landscaping, entertaining or simply enjoying the generous outdoor space.

There is also significant potential to extend the existing accommodation, subject to the necessary planning consents, or make imaginative use of the brick-built outbuildings currently within the GARDEN



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Hall

Dining Room

16'1" x 12'3" (4.91 x 3.75)

Lounge

15'0" x 12'3" (4.59 x 3.74)

Utility

6'4" x 4'11" (1.95 x 1.50)

Downstairs WC

6'6" x 4'11" (2.0 x 1.50)

Kitchen

18'6" x 12'5" (5.64 x 3.80)

Rear Porch

7'6" x 5'8" (2.30 x 1.75)

Family Room

18'4" x 11'0" (5.60 x 3.36)

Landing

Bedroom 1

18'4" x 11'0" (5.60 x 3.36)

Bedroom 2

16'1" x 11'0" (4.91 x 3.36)

Bedroom 3

15'0" x 12'3" (4.59 x 3.74)

Bedroom 4

10'1" x 10'0" (3.08 x 3.06)

Nursery/Study

8'4" x 6'2" (2.56 x 1.89)

Bathroom

12'5" x 5'6" (3.80 x 1.68)

WC

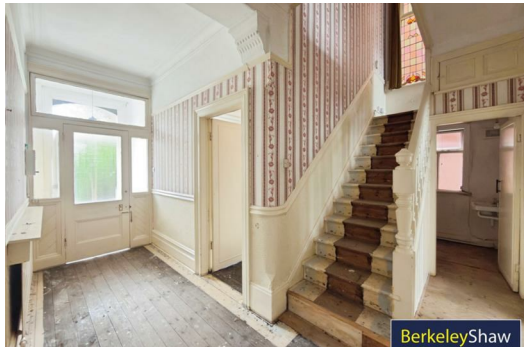
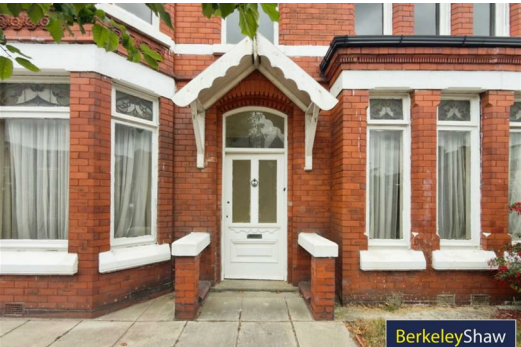
5'8" x 2'11" (1.73 x 0.90)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for 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 Metaplan 12/20



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