



## 182 Eastway, Liverpool, Merseyside L31 6BA

£2,300 PCM

Berkeley Shaw are delighted to bring to the market a spacious recently improved detached house situated on a corner plot in a much sought after residential location.

This home has three reception rooms and four double bedrooms meaning that it is ideal for a family as well as having popular junior and high schools close by.

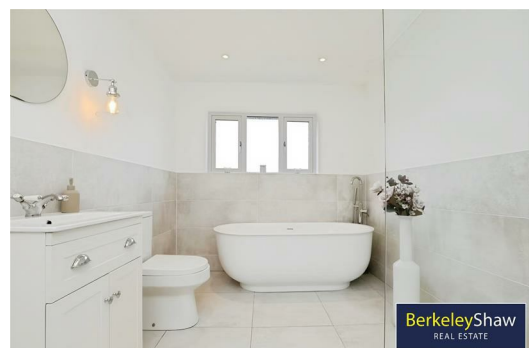
There are modern features throughout and the tastefully decorated accommodation comprises porch, entrance hall, cloakroom, utility room, living room with double doors to playroom with french doors to the rear garden. The L-shaped family room has a built-in media wall and open up to the contemporary fitted kitchen with a range of integrated appliances and a centre island unit with breakfast bar, opening to a spacious dining room with sliding doors to the patio area.

To the first floor there are the four double bedrooms (two with en suite shower rooms) and a modern family bathroom with bath and separate shower. Large driveway with parking for several vehicles, westerly facing lawned rear garden with patio area, there is also a garage with drive-in accessed from Waltho Avenue to the rear.

Deposit - £2653.84

EPC - D

Minimum term- 6 months



### Porch

tiled floor

### Entrance hall

under stairs cupboard, radiator, spotlights to ceiling

### Cloakroom

low level w.c, wash hand basin, motion sensor light

### Utility room

9'7" x 6'11" (2.92 x 2.11)

inset stainless steel sink unit, base and drawer units, worktop surface over, plumbing for washing machine

### Living room

18'11" x 10'11" (5.77 x 3.33)

radiator, double glazed window, double doors to:

### Playroom

11'11" x 9'8" (3.63 x 2.95)

radiator, double glazed french doors to rear garden

### Dining room

18'3" x 12'0" (5.56 x 3.66 (5.55 x 3.65))

spotlights to ceiling, two radiators, double glazed sliding doors to rear garden, opening to:

### Kitchen

15'0" x 12'2" (4.57 x 3.71 (4.58 x 3.70))

modern fitted kitchen with inset Belfast style sink, base and drawer units with marble worktop surfaces over, centre island unit with breakfast bar, integrated fridge, Neff double oven and microwave, Neff electric hob, dishwasher, spotlights to ceiling, double glazed window, opening to:

### Family room

L-shaped spacious and bright room with feature media wall, spotlights to ceiling, wall light points, two radiators, two double glazed windows to front

### First floor landing

access to loft

### Rear bedroom 1

11'11" x 20'3" (3.63 x 6.17)

fitted wardrobes and dressing table, two radiators, two double glazed windows

### En suite shower room

shower cubicle with mixer shower, pedestal wash hand basin, low level w.c, tiled floor, tiled walls, heated towel rail, double glazed window

### Front bedroom 2

14'5" x 7'10" (4.39 x 2.39 (4.40 x 2.40))

laminated floor covering, radiator, double glazed window

### En suite shower room.

shower cubicle with electric shower, wash hand basin in vanity unit, tiled walls

### Front bedroom 3

14'7" x 9'10" (4.45 x 3.00)

fitted wardrobes with drawers and inset sink unit, radiator, double glazed windows to two elevations

### Front bedroom 4

9'1" x 9'11" (2.77 x 3.02 (2.76 x 3.03))

fitted wardrobes and dressing table, radiator, double glazed window

### Family bathroom

12'0" x 7'9" (3.66 x 2.36)

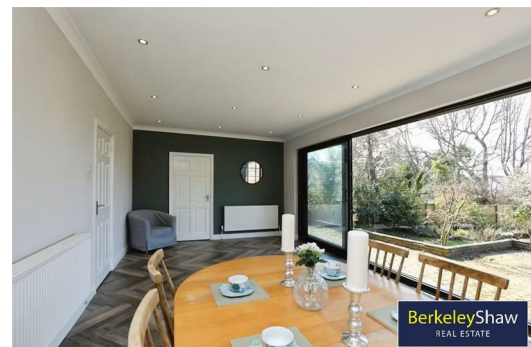
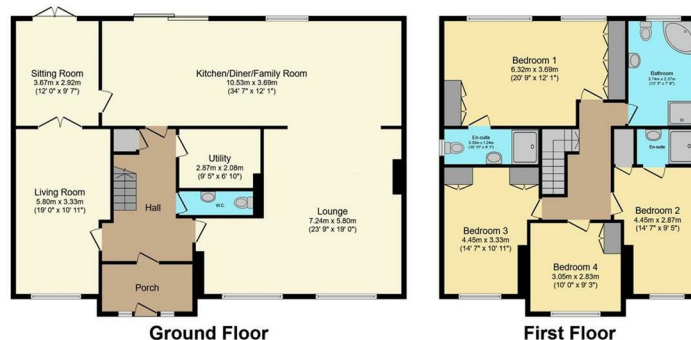
feature bath with mixer tap and shower attachment, separate large shower cubicle with mixer shower, wash hand basin with vanity unit, low level w.c, tiled walls, tiled floor, spotlights to ceiling, heated towel rail, double glazed window

### Outside

large block paved driveway with parking for several vehicles, side access to the westerly facing lawned rear garden with block paved patio area, well stocked herbaceous areas and access to the rear garage that has vehicular access from Waltho Avenue

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 75      | 77                      |
| 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 |



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