



BerkeleyShaw
REAL ESTATE

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

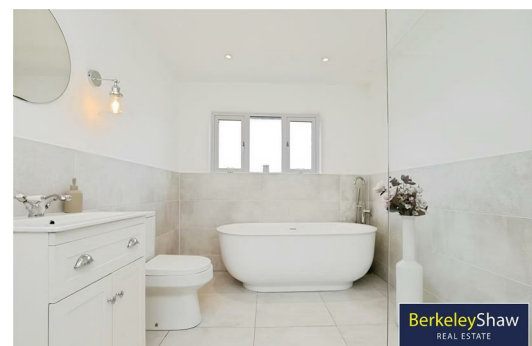
Minimum term - 6 months



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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))

laminare 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

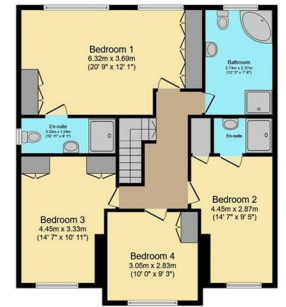
large block paved driveway with parking for several vehicles, side access to the westerly facing lawned rear garden with block paved patio area, well stocked herbaceous areas and access to the rear garage that has vehicular access from Waltho Avenue

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		
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	



Ground Floor



First Floor

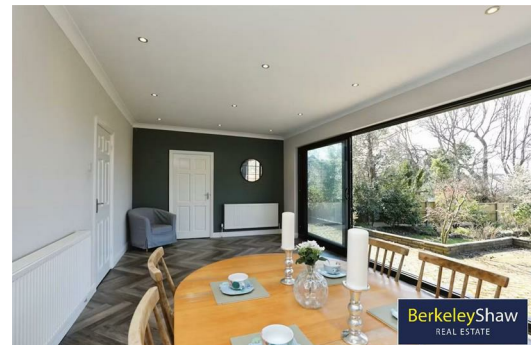
Total floor area 218.5 sq.m. (2,352 sq.ft.) approx



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