



BerkeleyShaw
REAL ESTATE

10 Yarrow Avenue, Liverpool, L31 9DQ

Offers In Excess Of £235,000

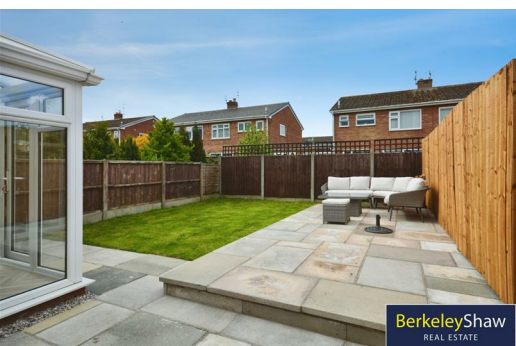
This three-bedroom semi-detached house is for sale in a sought-after residential area of Liverpool, well placed for families seeking access to schools, amenities and transport links. The property offers two reception rooms, including a separate living room with large windows and a further reception space set as a conservatory with views over, and direct access to, the rear garden.

The vendor has completed the following: Re-wired, re-piped, new boiler, new internal doors, new front door, new double glazing windows, new kitchen, new bathroom, new driveway, re-plastered & re-painted throughout, re-felted roof on front of house dormer.

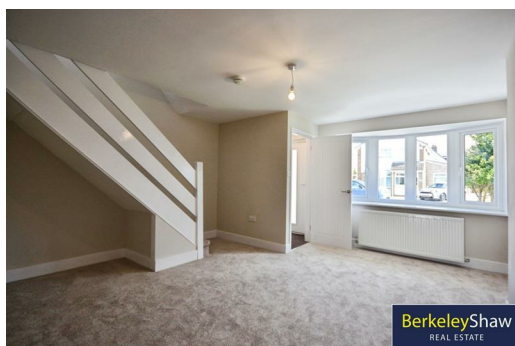
The kitchen benefits from good natural light and provides dining space, creating a practical hub for day-to-day living. Accommodation includes a master bedroom, a further double bedroom and a single bedroom with built-in wardrobes, offering useful storage. The bathroom is fitted with a rain shower and heated towel rail. The home has an EPC rating of D and falls within Council Tax band C.

Externally, there is a driveway to the front providing off-road parking, along with a rear garden offering outdoor space for relaxation or play.

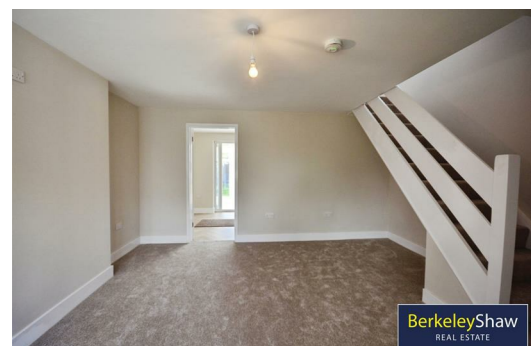
The location provides convenient access to local amenities in the Maghull and Lydiate areas, including shops, cafés and everyday services. Families benefit from a choice of nearby primary and secondary schools. Local parks and green spaces such as Maghull Square's surroundings and nearby canal walks offer opportunities for leisure.



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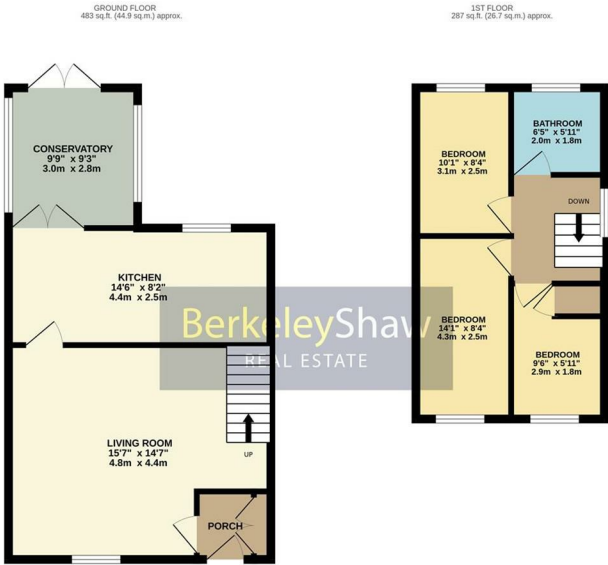


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Lounge
Kitchen
Conservatory
Landing
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom

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	55	
(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 



TOTAL FLOOR AREA: 865 sq.ft. (80.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. You must take the floorplan as a guide only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee can be given as to their operation or efficiency at the time.

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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

