



**BerkeleyShaw**

## 2 Durban Avenue, Liverpool, L23 2SL

### Offers Over £250,000

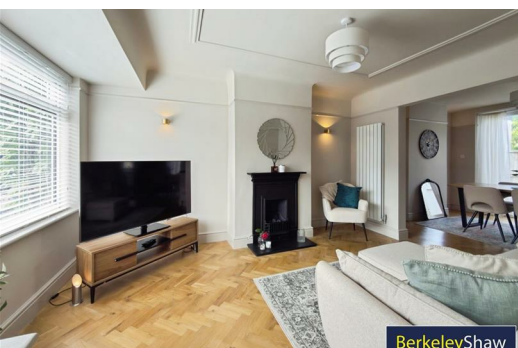
Situated on a quiet residential close, this beautifully RENOVATED two double bedroom SEMI-DETACHED home offers IMMACULATE accommodation throughout and is ready to move straight in.

The property has been thoughtfully modernised to an exceptional standard, blending character features with contemporary finishes. The welcoming front lounge is a particularly attractive space, featuring a large bay window that floods the room with natural light, a striking black ornamental fireplace as a focal point, and beautifully restored solid wood parquet flooring which has been recently sanded and treated.

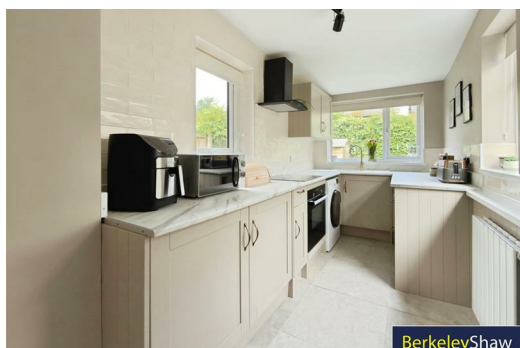
Open plan to the dining room, the layout creates an excellent space for both everyday living and entertaining. A useful understairs storage cupboard has been cleverly utilised as a pantry, while patio doors provide direct access to the sunny rear garden.

The newly fitted kitchen is finished to a high-specification and includes an induction hob, integrated fridge freezer and self-cleaning oven.

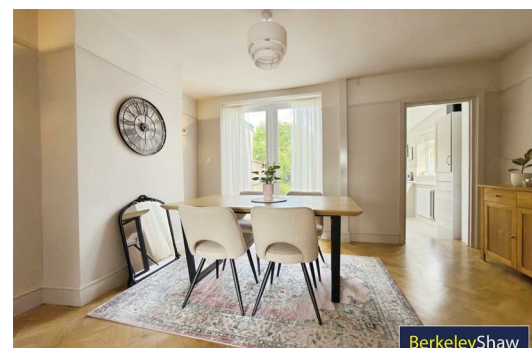
Upstairs, there are two generous double bedrooms. The principal bedroom overlooks the front and benefits from fitted wardrobes, while the second double bedroom enjoys a pleasant rear aspect. Completing the first floor is a stylish contemporary bathroom featuring a walk-in shower, vanity wash basin with storage, WC and tiled flooring.



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## Hall

Solid wood flooring, stairs to first floor, door to lounge

## Lounge

11'8" x 11'3" (3.58 x 3.44)

Solid wood flooring, bay window to front aspect, focal decorative fireplace, open to dining area.

## Dining Room

14'8" x 10'10" (4.48 x 3.32)

Solid wood flooring, chimney breast, patio doors onto rear garden. Built in storage cupboard/pantry, door to kitchen. Open to lounge.

## Kitchen

13'5" x 6'3" (4.11 x 1.92)

## Bedroom 1

14'4" x 13'1" (4.37 x 4.00)

Large DOUBLE bedroom to the front aspect with two windows and new carpets

## Bedroom 2

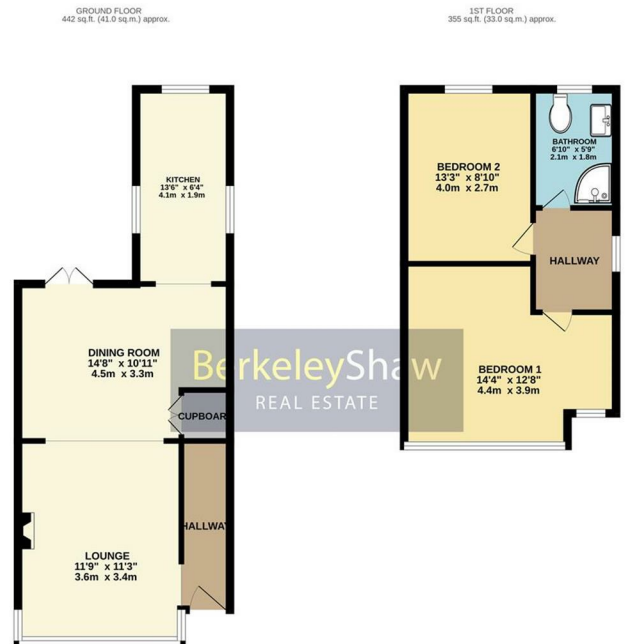
13'3" x 8'9" (4.05 x 2.69)

DOUBLE to the rear aspect with new carpets and loft hatch with pull-down ladder.

## Bathroom

6'10" x 5'8" (2.09 x 1.75)

Modern and stylish new shower room with walk in shower storage sink/vanity unit, WC and frosted window to rear aspect. Tiled floors and walls.



TOTAL FLOOR AREA: 797 sq ft. (74.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and agent make no guarantee as to their capability or efficiency to be given.  
 Made with Metronix CAD

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		
		84
	60	
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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