

**BerkeleyShaw**  
REAL ESTATE

## 28 Karonga Road, Liverpool, L10 9LW

**£140,000**

A three bedroom end of terrace property occupying a most favourable corner position within this popular and convenient residential area.

Priced to allow for some improvement works, this is an ideal opportunity for those wishing to modernise a much loved family home.

Features briefly include; entrance porch & hall, lounge, kitchen, ground floor shower room, first floor landing and three good size bedrooms. Outside there is driveway parking and generous gardens to the front, side & rear elevations.

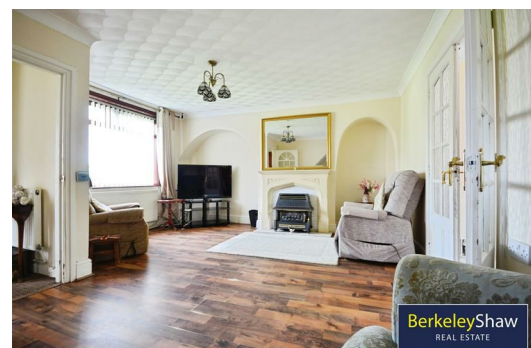
Early Viewing Advised. No Chain Delay With This Sale.



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- Porch
- Hall
- Lounge
- Kitchen
- Shower Room
- First Floor Landing
- Bedroom One
- Bedroom Two
- Bedroom Three

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	77

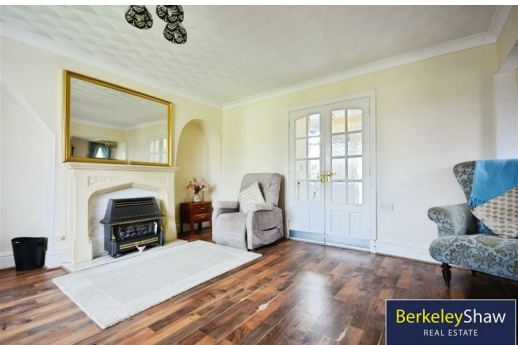
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
379 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, walls and any other space are approximate and no responsibility is taken for any errors, omissions or any statements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the figures and measurements shown here and not be held liable to any guarantee. As to the quality of materials used in the plan.  
 Made with Metropix (2022)



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