



74 The Northern Road, Liverpool, L23 2RQ

Offers Over £300,000

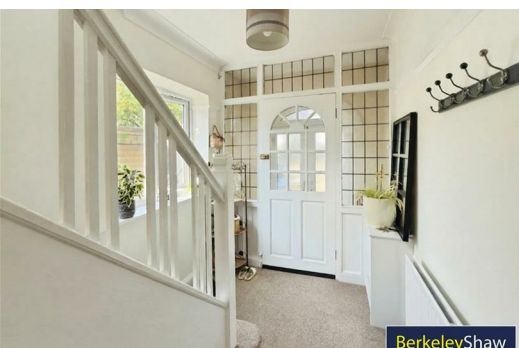
Offered to the market with NO ONWARD CHAIN, this attractive 3 bedroom semi-detached home presents an excellent opportunity for families and purchasers seeking a property in a highly convenient and sought-after location.

Retaining much of its original 1930s charm, the property is welcomed by an elegant entrance porch then hallway featuring beautiful leaded coloured glass detailing, synonymous with homes of this era. The ground floor offers two well-proportioned reception rooms, including a delightful front dining room enhanced by a stunning bay window, whilst the rear lounge enjoys views over the garden and benefits from a further bay window, creating a bright and inviting living space.

The kitchen is both practical and characterful, featuring a bright bay window, breakfast bar area and useful pantry storage. A convenient downstairs WC completes the ground floor accommodation.

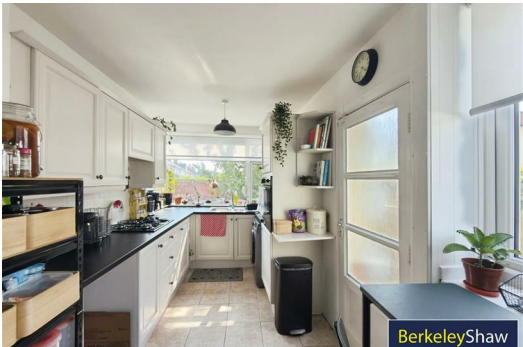
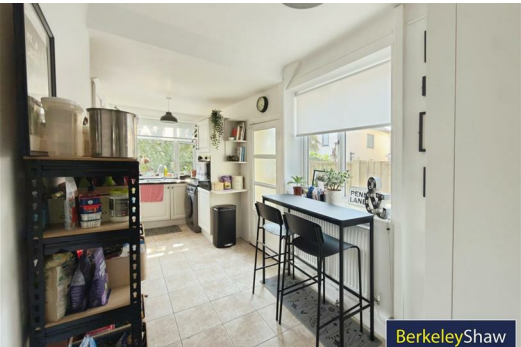
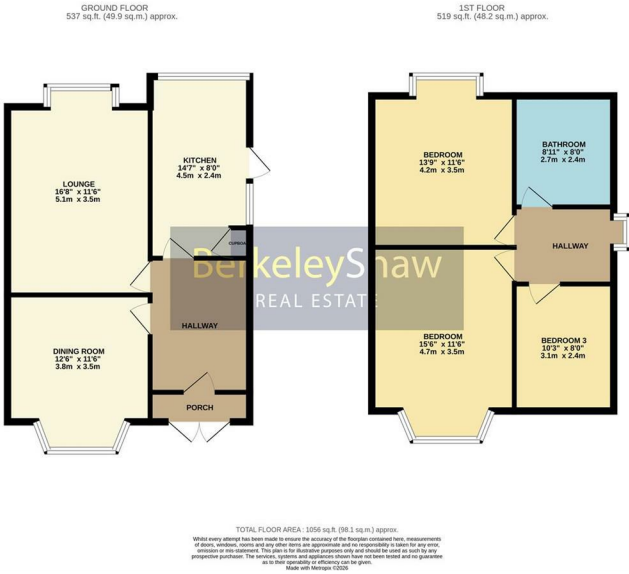
To the first floor, a naturally bright landing is illuminated by a side bay window. The accommodation comprises two generous double bedrooms with bay windows and a further single bedroom, ideal as a child's room, nursery or home office. The shower room is fitted with a large double shower and benefits from an airing cupboard providing valuable additional storage.

Externally, the property enjoys an easy-to-maintain rear garden, thoughtfully paved and complemented by a mature apple tree. The space is perfectly suited to displaying pots and planters, whilst also providing an ideal



- Hall
- Front Room
- Lounge
- Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	64



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