



1 Nicholas House Merrilocks Road, Liverpool, L23 6UJ

Asking Price £173,950

Berkeley Shaw are pleased to offer for sale a beautifully presented, light and airy second floor apartment within an impressive character building - expertly converted by 'Charles Church Developments'. Neutrally decorated and ready to move straight in. Quiet, established and highly sought after location within walking distance to railway station. The property comprises of: Inner Hall with storage cupboard, Hallway with double storage cupboard Delightful Lounge/Dining Room, Large Main Bedroom with Ensuite Shower room, Bedroom 2, Spacious Modern Bathroom, Modern Kitchen fitted kitchen with a range of base and wall units, electric oven and hob. Double glazed and electric heating. Beautifully maintained communal gardens and allocated parking.



Inner Hall

Accessed from communal area Intercom, alarm keypad with a storage cupboard housing fuse board and alarm

Hall

With double storage cupboard electric wall heater and plumbing for washer dryer There is a storage cupboard outside the main apartment door which is shared with another owner

Lounge

17.2x13.4 (5.18m.0.61mx3.96m.1.22m)

Double glazed window and two electric wall heaters

Kitchen

11.0 x 5.7 (3.35m.0.00m x 1.52m.2.13m)

Double glazed window, range of wall and base units, integrated Dish washer, oven and electric chimney style cooker hood

Master Bedroom

17.2 x 10.8 (5.18m.0.61m x 3.05m.2.44m)

Double glazed window and wall heater access to En suite

En suite

Part tiled walls corner shower cubicle with Douglas James shower sink and wc

Bedroom 2

16.6 x 8.2 (4.88m.1.83m x 2.44m.0.61m)

Double glazed windows and electric wall heater

Bathroom

8.3 x 6.3 (2.44m.0.91m x 1.83m.0.91m)

Double glazed window, bath with mixer shower over, wc, sink, ladder towel rail and part tiled walls

Outside

communal gardens and off road parking

