



68 Oxford Road, Liverpool, Merseyside L22 7SG

£89,950

An ideal *** INVESTMENT OPPORTUNITY*** to acquire a competitively priced ground floor flat in a purpose built development, within easy reach of the seafront, local shops, local transport and other local amenities. This well proportioned flat, which benefits from PARTIAL SEAFRONT VIEWS , has double glazing, gas central heating and offers lounge, fitted kitchen, two double bedrooms and a bathroom.

There are communal gardens and a block paved parking area. NO CHAIN.



Lounge

18'4" x 10'5" (5.6 x 3.2)

Double glazed UPVC splay bay window to front and side radiator and laminate flooring

Kitchen

9'10" x 6'6" (3 x 2)

UPVC double glazed window to front radiator range of wall and base units one an half bowl single drainer sink plumbed for washing machine electric cooker point part tiled walls Worcester Boiler and laminate flooring

Bathroom

9'10" x 4'11" (3 x 1.5)

paneled bath low level WC pedestal wash hand basin and radiator

Bedroom 1

10'9" x 10'2" (3.3 x 3.1)

UPVC double glazed window to rear radiator

Bedroom 2

9'6" x 6'6" (2.9 x 2)

UPVC double glazed window to rear, radiator

Outside

Communal gardens and off road designated parking space



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		
	67	76
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		
	66	78
England & Wales		
EU Directive 2002/91/EC		



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

