



70C De Villiers Avenue, Liverpool, Merseyside L23 2XF

Offers In Excess Of £80,000

Berkeley Shaw present an excellent opportunity to acquire a 2 BEDROOM Apartment in Crosby.

The property is an ideal purchase for investors, first time buyers or last time buyers.

The 1st floor property consists of an open plan kitchen/diner, 2 bedrooms and a family shower room.
There are communal gardens to the front and rear so early inspection is advised.



1st Floor Communal Landing
Gated with entry code system, storage cupboard

Hall
UPVC Double Glazed front door,. door entry system, storage cupboard housing boiler, radiator.

Lounge open to Kitchen
23'3" x 10'2" (7.1 x 3.1)
UPVC Double Glazed windows to front and rear, Range of fitted cupboards, stainless steel circular sink, mixer taps with drainer, intergrated oven, intergrated gas hob, fitted cupboard, part tiled walls, radiator.

Bedroom 1
11'1" x 7'10" (3.4 x 2.4)
UPVC Double Glazed window to rear, fitted wardrobe. radiator

Bedroom 2
10'9" x 7'2" (3.3 x 2.2)
UPVC Double Glazed window to rear, fitted wardrobe, radiator

Bathroom
7'10" x 5'10" (2.4 x 1.8)
UPVC Double Glazed frosted window , circular wash basin fitted in a vanity unit with fitted cupboards below with mixer tap, low level W/C, shower cubicle with electric Triton shower, inset lights, tiled floor and walls.

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		
	58	66		56	65
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

