



## 6 Carrick Court Nazeby Avenue, Liverpool, Merseyside L23 0SN

£112,500

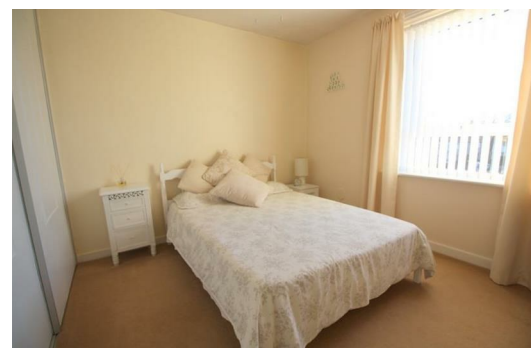
BERKELEY SHAW are pleased to present this 2 BEDROOM 2nd Floor APARTMENT in the popular CARRICK COURT. This comfortable property appeals to First Time buyers, Investors and Last Time Buyers alike!

Do you want to live in the heart of CROSBY? In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

This well proportioned accommodation which benefits from UPVC double glazing and gas central heating comprises of entrance hall, lounge, kitchen, cloakroom / storage cupboard, two bedrooms and bathroom room

The property has a GARAGE, ALLOCATED PARKING BAY and is situated in neat and well maintained communal grounds.

There is a bus stop outside the complex and it is within a short walk to the shops of Myers Road East/Stuart Road.



Entrance Hall

9'10" x 5'2" (3 x 1.6)

Telephone entry system, double storage/cloaks cupboard and radiator

Lounge

22'3" x 9'6" (6.8 x 2.9)

Dual aspect with box bay UPVC double glazed window to front, UPVC double glazed window to rear and radiators X 2.

Kitchen

10'9" x 8'2" (3.3 x 2.5)

UPVC double glazed window, range of wall and base units, electric cooker point, plumbed for washing machine, stainless steel single drainer sink with mixer tap, laminate flooring

Bedroom 1

12'9" x 9'6" (3.9 x 2.9)

UPVC double glazed window, radiator and built in fitted wardrobes

Bedroom 2

10'5" x 7'6" (3.2 x 2.3)

UPVC double glazed window, radiator and fitted wardrobes

Bathroom

5'2" x 5'2" (1.6 x 1.6)

UPVC double glazed frosted window, paneled bath with electric shower over, pedestal wash hand basin, low level WC, radiator and wall mounted mirrored cupboard. Access to boiler/drying room.

Boiler / Airing Room

7'6" x 3'1" (2.31 x 0.95)

Boiler/drying room housing Baxi boiler and fitted with shelving and storage cupboard. Could fit washing machine and tumble dryer.

Outside

Well maintained communal areas and well tended communal garden. En block garage and allocated parking

