



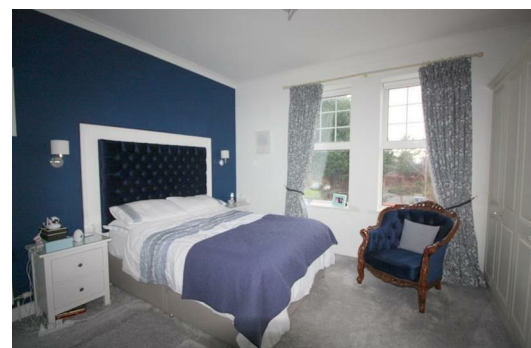
14B Merrilocks Road, Liverpool, Merseyside L23 6UN

Asking Price £229,950

Berkeley Shaw are pleased to offer for sale this beautifully presented, 3 BEDROOM First Floor Apartment in the highly sought after Merrilocks Road in Blundellsands.

This exceptionally updated and improved apartment within an impressive character building, expertly converted, is ready to move straight in. Quiet, established and highly sought after location within walking distance of Blundellsands railway station. The property comprises of: Hall, Delightful Lounge, Modern Kitchen/Diner, Large Main Bedroom with En-suite Shower, 2 bedrooms, Modern Family Bathroom.

The property is well maintained and has a garage and allocated parking is available.



Hall

20'0" x 15'1" (6.1 x 4.6)

radiator, 2 storage cupboards, 1 of which has shelves.

Lounge

17'8" x 14'1" (5.4 x 4.3)

UPVC double glazed windows x 2, radiators x 2, shelving units either side of chimney breast with enclosed storage.

Kitchen

22'3" x 11'9" (6.8 x 3.6)

bifolding door to kitchen, range of wall and base units, 1 1/2 bowl stainless steel sink, integrated washing machine, integrated dishwasher and integrated microwave, electric oven, gas hob with extractor fan, cupboard housing combi boiler, wine fridge, 3 UPVC double glazed windows, radiator, wooden floor, part tiled walls.

Bathroom

9'6" x 5'2" (2.9 x 1.6)

low level wc, pedestal sink, bath with overhead shower, wall storage unit, radiator, part tiled walls and vinyl floor.

Master Bedroom

18'0" x 11'9" (5.5 x 3.6)

UPVC double glazed windows x 2, radiator, built in wardrobes and wall lights.

En-Suite

8'10" x 4'11" (2.7 x 1.5)

low level wc, sink with storage unit, walk in shower with additional hand held attachment, fully tiled walls and floor.

Bedroom 2

16'0" x 13'9" (4.9 x 4.2)

UPVC double glazed windows x 2, radiator x 2.

Bedroom 3

9'2" x 5'6" (2.8 x 1.7)

UPVC double glazed window, radiator.

Outside

Garage and allocated parking. Communal charge is £50 per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

