



## Drummoyne Court The Serpentine North, Liverpool, Merseyside L23 6UT

**£99,000**

Berkeley Shaw are please to offer this THREE BEDROOM FIRST FLOOR apartment situated within a short distance of all the amenities of Hall Road Station, West Lancashire Golf Club and the sea front.

The property is in need of FULL REFURBISHMENT but is a good INVESTMENT OPPORTUNITY for Buy to Let or Owner Occupier Purchase.

The property briefly comprises of: Hallway, Lounge, Kitchen, bathroom and Three bedrooms. The apartment benefits from double glazing and electric heating, there is a gas supply point to the property

**\*\*Viewing on this property is very highly recommended\*\* NO CHAIN**



External

Communal Gardens, access to garages and communal parking

Hallway (T Shaped)

13'7" x 8'9" (4.141 x 2.671 )

Entrance door, intercom phone, 4 storage cupboards

Lounge

15'1" x 16'0" (4.601 x 4.898)

Two PVC Double glazed windows, electric wall heater.

Kitchen

7'3" x 8'5" (2.227 x 2.586)

PVC Double glazed window, range of wall and base units, sink unit

Bedroom 1

12'10" x 10'2" (3.935 x 3.104)

Two PVC Double glazed windows, electric heater, fitted storage cupboards

Bedroom 2

9'3" x 13'11" (2.829 x 4.256)

Double glazed window, electric heater.

Bedroom 3

8'3" x 13'0" (2.534 x 3.983)

PVC Double glazed window, electric heater, storage cupboard

Bathroom

9'3" x 13'11" (2.829 x 4.256)

PVC Double glazed window, electric heater, part tiled, Bath, Sink , W.C. Storage cupboard housing water tank/ Emerson.

Garage

Single garage, up and over door

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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

