



Hamilton Court Merrilocks Road, Liverpool, Merseyside L23 6XQ

£149,995

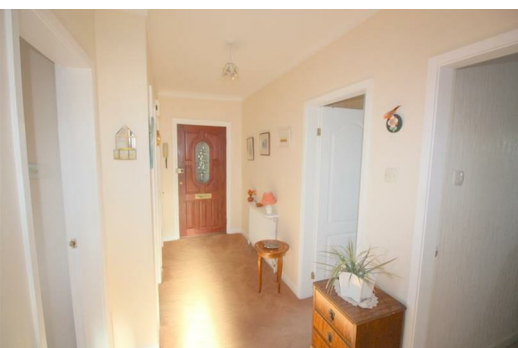
Berkeley Shaw are delighted to present this delightful 2 BEDROOM SECOND FLOOR Apartment close to the SEA FRONT conveniently located for West Lancashire Golf Course, Hall Road, Blundellsands & Crosby train stations, local leisure facilities and close to local amenities,

This well presented accommodation benefits from central heating and double glazing comprises of hallway, lounge, kitchen/ dining room, two bedrooms and bathroom.

Beautifully maintained communal gardens, communal parking and single garage.

This Property is offered with NO CHAIN

Viewings is Highly Recommended



Communal Hall
Stairs to 2nd Floor

Hall
13'10" x 5'5" (4.234 x 1.652)

Hardwood front door with lead light glass panel, storage cupboard x 2, Intercom, radiator.

Lounge
14'5" x 12'4" (4.405 x 3.782)

UPVC double glazed window to front, radiator.

Kitchen / Dining Area
15'5" x 12'1" (4.713 x 3.704)

UPVC double glazed window to rear x 2, range of wall and base units, stainless steel sink with drainer, mixer tap, integrated Bosh double oven, Bosh stainless steel gas hob with extractor fan above, integrated Bosch dishwasher, plumbing for washing machine, space for fridge/freezer, storage cupboard with fitted shelves, Part tiled walls, laminate flooring, radiator.

Bedroom 1
10'8" x 14'5" (3.264 x 4.397)

UPVC double glazed window to front, fitted wardrobes, radiator.

Bedroom 2
11'6" x 13'1" (3.516 x 3.997)

UPVC double glazed window to rear, storage cupboard with hanging rail, radiator.

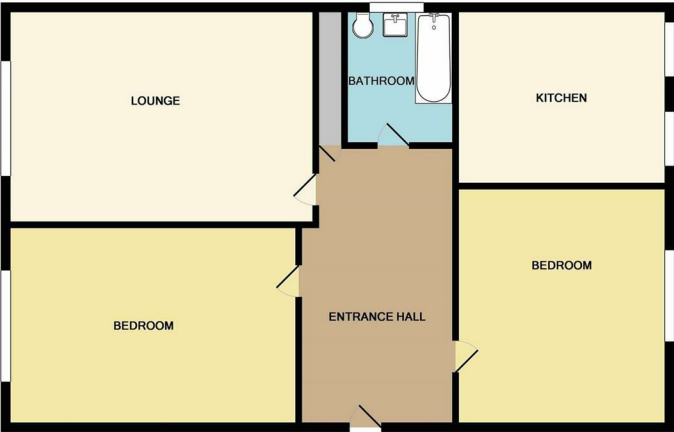
Bathroom
8'0" x 9'0" (2.455 x 2.763)

UPVC double glazed frosted window to side, panelled bath with Triton T80Si electric shower over bath, washbasin inset in vanity unit with storage below. cupboard with Valliant combi boiler. radiator.

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 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		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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