



Hamilton Court, Merrilocks Road, Blundellsands, Merseyside L23 6XQ

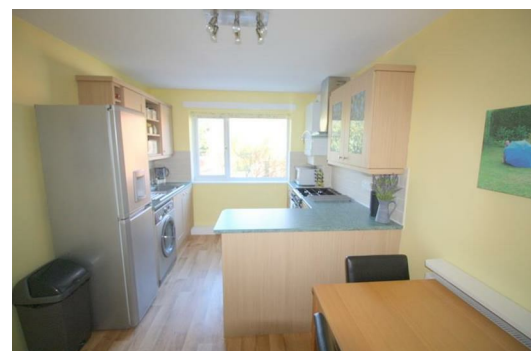
£155,000

Berkeley Shaw are delighted to present this delightful 2 BEDROOM FIRST 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.

Viewings is Highly Recommended



Communal Hall

Stairs to 1st Floor

Hall

13'10" x 7'1" (4.235 x 2.168)

Hardwood front door, Intercom, radiator., carpet.

Storage Cupboard

4'8" x 2'4" (1.447 x 0.72)

Lounge

12'4" x 14'4" (3.784 x 4.387)

UPVC double glazed window, radiator, carpet

Kitchen / Diner

15'5" x 12'1" (4.713 x 3.704)

Double glazed windows, part tiled walls, combi boiler, range of fitted wall and base units, stainless steel 1 1/2 bowl sink with mixer taps, space for gas, extractor fan, plumbing for washing machine, radiator. Door leading to larder

Larder

5'9" x 2'6" (1.767 x 0.768)

Bedroom 1

10'7" x 14'5" (3.241 x 4.401)

UPVC double glazed window, radiator, carpet

Bedroom 2

11'5" x 13'2" (3.499 x 4.022)

UPVC double glazed window, radiator, carpet, walk in closet

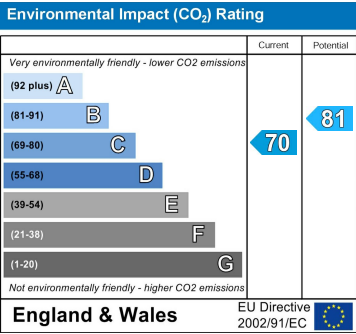
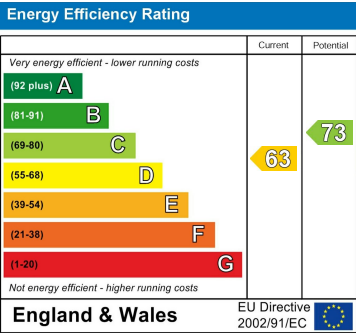
Bathroom

5'10" x 10'3" (1.802 x 3.132)

low level WC, pedestal sink, P shaped bath with shower overhead, wall mounted mirror, towel rail, UPVC double glazed window , radiator.

Single garage

with up and over doors



TOTAL AREA: APPROX. 71.6 SQ. METRES (770.6 SQ. FEET)

