



39 Blundellsands Road East, Liverpool, Merseyside L23 8UJ

£170,000

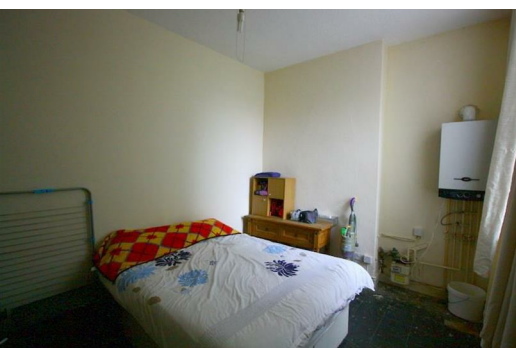
Berkeley Shaw are pleased to present this unique opportunity to acquire the freehold and 3 x 1 bedroom apartments in this converted semi detached property. There are 5 apartments in total, but 2 have previously been sold.

Each of the properties are in need of repair and refurbishment, and prospective purchasers will need to be cash buyers and be aware of complex lease arrangements.

Proof of funds will be required before viewing and block viewings will be made strictly by appointment.

There is no management company in place, and this will need to be considered.

A sample lease will be available once proof of funds of £170,000 has been provided to our office.



communal Hall

UPVC front side door. Radiator, stairs to first floor.

Flat 2

Wooden door with stairs down to accommodation

Lounge

20'11" x 12'9" (6.4 x 3.9)

UPVC double glazed patio doors leading to rear communal garden, radiator, laminate floor, gas fire with surround

Kitchen

2.1 x 1.7 (0.61m.0.30m x 0.30m.2.13m)

range of base units, stainless steel sink with mixer tap, space for fridge freezer, vinyl floor, wooden door leading to the rear communal gardens

Bedroom

13'9" x 9'10" (4.2 x 3)

UPVC double glazed window, radiator, tiled floor, BAXI boiler

Bathroom

6'10" x 6'10" (2.1 x 2.1)

low level WC, pedestal sink, bath with electric shower overhead, storage cupboard, UPVC double glazed window, laminate floor

Flat 3 Hall

Radiator

Lounge open to Kitchen

UPVC double glazed window to front, radiator, open to kitchen

Kitchen

Range of wall and base units, stainless sink with drainer and mixer tap, wall mounted Worcester boiler. space for cooker.

Bedroom 1

window to rear, meter cupboard, radiator

Bathroom

Frosted window to rear, bath, low level W/C, pedestal washbasin,

Utility

Installed washing machine, tumble dryer and fridge freezer.

Hall to 2nd floor

Stairs leading to Flat 3A

Flat 3A Hall

Radiator

Lounge

Stairs leading into lounge, glazed door to balcony, fire surround, radiator

Kitchen

UPVC double glazed window to front, range of wall and base units, stainless steel sink with drainer and mixer tap, wall mounted Worcester boiler, space for cooker.

Bedroom

UPVC double glazed window to front, fire surround, radiator.

Bathroom

Pedestal washbasin, low level W/C, bath with electric shower over, fitted cupboard.

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	

