



75 Garston Old Road, Liverpool, Merseyside L19 9AD

£89,950

Berkeley Shaw are pleased to present this retail unit with a 1 Bedroom Residential Apartment to the 1st Floor.

First Floor Flat

Lounge

13'1" x 9'2" (4 x 2.8)

UPVC double glazed window, radiator, wooden flooring, electric fire.

Kitchen

8'10" x 9'10" (2.7 x 3)

range of wall and base units, stainless steel sink, boiler, vinyl flooring

Bedroom 1

13'5" x 8'2" (4.1 x 2.5)

UPVC double glazed window, radiator.

Bathroom

5'10" x 5'10" (1.8 x 1.8)

low level wc, pedestal sink, bath, UPVC double glazed window, radiator.

Shop

Shop Floor

16'0" x 13'5" (4.9 x 4.1)

Room 2

13'9" x 5'2" (4.2 x 1.6)

Room 3

13'9" x 5'2" (4.2 x 1.6)

includes wc and wash basin

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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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