# **Berkeley**Shaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



## 75 Liverpool Road, Liverpool, Merseyside L37 6BU

Guide Price £129,000

BERKELEY SHAW FORMBY are excited to bring to the market this well presented TWO BEDROOOM GROUND FLOOR apartment situated within walking distance of the Village. The apartment is light and airy and offers entrance porch, lounge, inner hallway, modern kitchen, shower room and two double bedrooms. There is a communal garden to the front and rear.



### **Entrance Porch**

Double glazed door into the entrance porch.

#### Lounge

#### 14'7" x 11'0" (4.46 x 3.37)

A bright and airy room with double glazed window to front. Laminate flooring. Radiator. Door to the inner hall.

#### Inner Hall

With doors off to the bedrooms, shower room and kitchen. There are two storage cupboards.

#### **Bedroom One**

#### 14'7" x 8'5" (4.46 x 2.57)

Double glazed window to front. Radiator. Built in wardrobe.

#### **Bedroom Two**

#### 10'11" x 8'11" (3.35 x 2.73)

Double glazed window to rear. Radiator.

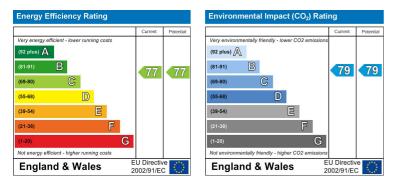
#### Shower Room

Fitted with a modern suite comprising shower cubicle, hand wash basin and WC.

#### **Kitchen**

#### 7'7" x 6'11" (2.33 x 2.11)

A modern fitted kitchen with white gloss base and wall units with complimenting roll top work surfaces over. Stainless steel sink unit. Built in oven, hob and extractor hood. Baxi boiler.





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#### **GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement
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 guarante
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