



**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 BEDROOM 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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with floorplan 60279

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	79	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 