



17 Victoria Road, Liverpool, Merseyside L22 1RP

Guide Price £130,000

BERKELEY SHAW are pleased to bring to the market this ONE BEDROOM GROUND FLOOR apartment which has been tastefully modernised by the current owner and comprises of a spacious lounge/ dining room, kitchen with modern grey units with wood work surfaces, double bedroom and a boutique style bathroom with stunning sunken bath. There is an ENCLOSED REAR COURTYARD for Al-Fresco dining.



Entrance Hallway

8'3" x 5'9" (2.53 x 1.76)

A spacious entrance hallway with doors off to all rooms. Laminate flooring. Radiator. Telephone entry system.

Lounge

19'3" x 14'0" (5.89 x 4.28)

A light and airy lounge diner with double sliding doors that open onto the private and enclosed rear court yard. Laminate flooring. Gas fire. Door to the kitchen.

Kitchen

16'4" x 7'5" (4.99 x 2.28)

Fitted with a stunning range of grey base and wall units with real wood work surfaces over. There is a built in Hotpoint oven, microwave and induction hob. Along with fridge freezer and washing machine. Double glazed window to rear and double glazed door opening on to the rear courtyard. Laminate flooring.

Bathroom

9'8" x 5'9" (2.96 x 1.76)

A boutique style bathroom with high gloss grey tiles, with step up into a stunning sunken bath with shower over, hand wash basin and WC.

Bedroom

13'6" x 12'9" (4.13 x 3.89)

With laminate flooring and double glazed window to rear. Radiator.

Enclosed Rear Courtyard

A private and enclosed courtyard that is low maintenance and offers a space for sitting out. There is a rear gate that gives access to the communal parking area.

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 misstatement. 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 operation or efficiency can be given. Made with Mapbox 6/2019

