



## 2B Harlech Road, Crosby, Liverpool, Merseyside L23 6XA

£199,500

BERKELEY SHAW are delighted to offer for sale this well presented THREE BEDROOM GROUND FLOOR apartment situated in this popular area, close to local schools, shops and transport links. The property offers some original features with high ceilings and good sized rooms. There is an enclosed SOUTH FACING garden. An internal inspection is highly recommended to appreciate the quality and space of this lovely home. NO CHAIN.



### Entrance Porch

Hardwood entrance door. Tiled flooring. Cupboard housing meters.

### Entrance Hallway

A lovely hallway with feature high ceilings and original doors off to bedrooms and lounge. Solid wood and part tiled flooring.

### Lounge

16'8" x 11'10" (5.09 x 3.62)

A bright and airy lounge with French doors opening into the conservatory. Laminate flooring. Feature fireplace.

### Conservatory

13'9" x 10'6" (4.20 x 3.22)

With laminate flooring and doors opening onto the patio area of the enclosed garden.

### Kitchen

17'5" x 11'7" (5.31 x 3.55)

Fitted with a range of base and wall units with complimenting work surfaces over incorporating sink unit. Built in oven, gas hob and extractor. Space for freestanding fridge freezer, washing machine and dishwasher. Double glazed window and double glazed French doors opening onto the rear garden. Wall mounted boiler.

### Bedroom One

16'2" x 13'8" (4.93 x 4.18)

Double glazed window to front. Radiator.

### Bedroom Two

13'2" x 7'4" (4.03 x 2.24)

Lead light feature to side. Hardwood flooring.

### Bedroom Three

13'10" x 9'1" (4.23 x 2.79)

Double glazed bay window to front. Lead light feature to side. Hard wood flooring.

### Family Bathroom

13'5" x 8'11" (4.11 x 2.73)

Fitted with a suite comprising shower cubicle, panel bath, hand wash basin and WC. Tiled walls and flooring. Double glazed obscured window to side.

### Garden

A sunny south facing garden that is laid mainly to patio with borders. There is a timber summer house with power and light with French doors. Side access gate.

### Agents note

The property is leasehold, and the lease is 999 years from that date of conversion. The building insurance is split between the two apartments.

