



## 31 The Downs Blundellsands Road West, Liverpool, Merseyside L23 6XS £215,000

BERKELEY SHAW are delighted to offer for sale this TWO/THREE BEDROOM GROUND FLOOR APARTMENT offered with NO ONGOING CHAIN and with the benefit of a patio area for sitting out. The property does require a degree of updating but offers spacious and light accommodation that comprises entrance hallway, lounge with patio doors opening onto the patio area with lovely SEA VIEWS, kitchen, dining room/ bedroom three, bathroom and separate WC and two bedrooms. There is also the added benefit of a garage en-bloc. An internal viewing is highly recommended.



Entrance Hallway

Entrance hallway with doors off to lounge, bedrooms and family bathroom. Storage cupboard with plumbing for washing machine.

Lounge

17'10" x 14'1" (5.44 x 4.30)

A stunning lounge with double glazed sliding doors opening on to the patio area. Radiator. Door to kitchen. Sliding door to dining room.

Kitchen

10'5" x 10'5" (3.20 x 3.20)

Fitted with a range of base and wall units with roll top work surfaces over incorporating sink unit. Built in double oven, gas hob and extractor hood. Space for freestanding fridge freezer. Double glazed window to side. Serving hatch to dining room.

Dining Room

10'6" x 6'10" (3.21 x 2.10)

Double glazed window to rear. Radiator. Door to inner hall.

WC

WC and wash hand basin. Double glazed obscured window to rear.

Family Bathroom

7'2" x 7'0" (2.20 x 2.15)

Fitted with a suite comprising panel bath with shower over, hand wash basin and WC Double glazed obscured window to rear. Radiator.

Bedroom

11'11" x 11'8" (3.64 x 3.58)

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

Bedroom

11'10" x 10'11" (3.63 x 3.34)

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

Garage

Single garage en bloc

Outside

Patio area for sitting out.

| 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 |         |           |
|   | 72      | 76        |
| 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   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
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|   | 71      | 76        |
| England & Wales   |         |           |
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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 for 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.  
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