



Flat 7 Abbotsford Road, Liverpool, Merseyside L23 6WE

Guide Price £165,000

*** NEW PRICE *** BERKELEY SHAW are delighted to offer for this tastefully updated TWO BEDROOM GROUND FLOOR APARTMENT, situated within this popular residential area, close to the train station and local shops. The property is bright and airy and offers high ceilings throughout. The accommodation comprises entrance hallway, lovely lounge with large window to front, kitchen breakfast room fitted with modern grey gloss units, two bedrooms both having built in wardrobes and a four piece suite modern bathroom. There is one allocated car parking space. An internal inspection is highly advised to avoid disappointment.



Entrance Hallway

Door from the communal hallway into the entrance hallway with laminate flooring and doors off to bedrooms, bathroom and lounge. Radiator.

Lounge

13'10" x 12'11" (4.22 x 3.95)

A lovely lounge with large double glazed windows to front. Laminate flooring. Two radiators. Feature inset gas fire. Door to kitchen.

Kitchen

Fitted with a modern range of base and wall units with complimenting work surfaces over incorporating sink unit with mixer tap. Built in oven hob and extractor. Space for freestanding fridge freezer. Cupboard housing Vaillant boiler. Double glazed window to side.

Bedroom One

12'10" x 9'1" (3.93 x 2.78)

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

Bedroom Two

8'11" x 7'7" (2.73 x 2.33)

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

Bathroom

8'11" x 7'7" (2.73 x 2.33)

Fitted with a modern four piece suite comprising panel bath, shower cubicle, hand wash basin in vanity unit and WC. Heated towel rail with radiator.

Agent Note

We have been informed that the ground rent and service charge is £85 per month.

