



Hesketh Lodge 5 Brows Lane, Liverpool, Merseyside L37 3HY Offers In Excess Of £165,000

A 2 Bedroom Apartment in the HEART of Formby Village!!

Following a minor scheme of refurbishment, this first floor apartment would be an ideal base for many types of buyer looking for open plan living in one of the most prestigious villages in the Country!

Ideally located within 100m walk of local bars, shops, leisure centre, train station and all other health care amenities, the famous Pine Woods are also on your doorstep.

This property would suit first time buyers, retirees, investors and professional couples.

It consists of hallway, kitchen, shower room, 2 bedrooms and generous open plan lounge/diner.

The garage and parking space is also very useful.



Hall

6'10" x 6'6" (2.1 x 2)

Storage cupboard, Radiator

Bathroom

8'10" x 5'2" (2.7 x 1.6)

Tile walls, Shower, pedestal wash basin, low level wc, 2 x UPVC Double Glazed Windows

Kitchen

9'6" x 8'6" (2.9 x 2.6)

Assortment of wall and base units, gas oven, gas hob, extractor hood, space for washing machine, cupboard for boiler, space for Fridge Freezer, partly tiled

Bedroom 1

13'5" x 9'10" (4.1 x 3)

UPVC Double Glazed Window, Radiator, built in wardrobe

Bedroom 2

9'10" x 9'10" (3 x 3)

UPVC Double Glazed Window, Radiator

Open Plan Lounge

23'11" x 19'4" (7.3 x 5.9)

Gas fire with surround, 2 x double radiators, 3 x UPVC Double Glazed Windows



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 Metropix (2020)

External

Allocated garage and parking space in front of garage. Visitor parking available, communal lawned gardens to front and rear

| 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 | | | |
| England & Wales | | 81 | 81 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 82 | 82 |
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