



## Apt 2 Lawswood Victoria Road, Liverpool, Merseyside L37 7DH

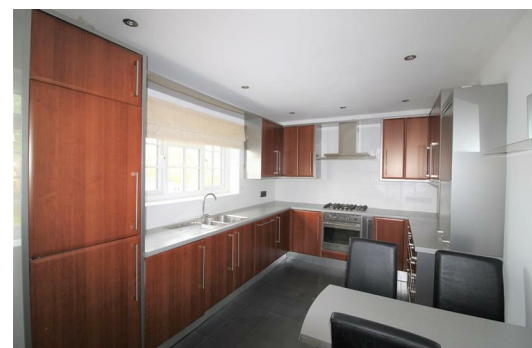
Asking Price £280,000

Have you always wanted to live on the most PRESTIGIOUS ROAD in Formby, Merseyside?

This is your chance to own a property on Victoria Road and to live near many high profile names from Sport and Entertainment. Together with the added advantage of being located within a stones' throw of the following exceptional amenities, such as Freshfield Train and Bus Station, cafe and shops, and a short walk down to the Nationally Acclaimed Formby Pine Woods..

The Apartment, which is set in communal gardens and also benefits from a garage, is situated on the First Floor, and has 2 Double Bedrooms (1 with En-Suite), Large Lounge with Balcony, Kitchen-Diner and bathroom.

This is a rare opportunity to purchase an apartment on a prestigious road in Formby. Call us on 01704 651000



## Hallway

Radiator

## Lounge

16'8" x 17'8" (5.1 x 5.4)

UPVC double glazed window x 2, UPVC patio doors leading to balcony, radiator

## Balcony

Over looking communal gardens

## Kitchen

15'8" x 9'2" (4.8 x 2.8)

Range of wall and base units, stainless steel one and half bowl sink with drainer, integrated dishwasher, integrated washing machine, combi boiler, tiled floor, radiator, UPVC double glazed windows x 2

## Bedroom 1

14'1" x 11'9" (4.3 x 3.6)

UPVC double glazed window, radiator, built in wardrobes

## En Suite

Low level WC, pedestal sink, shower, ladder radiator, tiled walls, tiled floor.

## Bedroom 2

16'4" x 8'10" (5 x 2.7)

UPVC double glazed window, radiator.

## Bathroom

12'1" x 5'6" (3.7 x 1.7)

Low level WC, pedestal sink with mirror, bath, storage cupboard, fully tiled walls and floor

## Outside

There are communal gardens, garage and parking to the rear.

FLOOR NAME



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room 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 can be given regarding their condition or performance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

