



14-16 Abbotsford Road, Liverpool, Merseyside L23 6WE

Asking Price £139,950

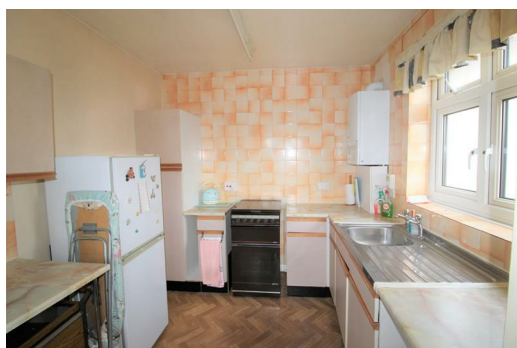
Do you want an apartment in Blundellsands, within a stones throw of Blundellsands and Crosby Train Station, Anthony Gormley's Iron Men, and the prestigious local schools and amenities?

If so, and following a light scheme of refurbishment, this 2 Bedroom, 2nd Floor Apartment would be ideal as an investment Buy To Let property, a first time buy for young professionals or second home.

The property benefits from a recently upgraded shower room, hallway, Lounge, Kitchen, and 2 Double Bedrooms.

To the rear are communal gardens, and to the front is a dedicated parking space.

For your accompanied viewing, then please contact Berkeley Shaw on 0151 924 6000.



Hallway

With access to all rooms, radiator and storage

Lounge

19'8" x 16'4" (6 x 5)

L shaped lounge with IPVC double glazed window overlooking communal gardens, radiator, dining area with additional UPVC double glazed window open access to Kitchen

Kitchen

8'10" x 8'6" (2.7 x 2.6)

UPVC double glazed window, range of units single drainer stainless steel sink, space for electric oven and fridge freezer,, combi boiler

Bedroom 1

12'9" x 8'6" (3.9 x 2.6)

UPVC double glazing , radiator and built in storage

Bedroom 2

10'2" x 7'10" (3.1 x 2.4)

UPVC double glazed window, radiator and built in storage

Bathroom

6'6" x 6'10" (2.0 x 2.1)

UPVC double glazed opaque window, low level WC, vanity wash hand basin, walk in shower and ladder towel rail

External

Externally there are communal gardens and use of a parking space.

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 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 Metrage ©2023

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		
	75	76
England & Wales		
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		
EU Directive 2002/91/EC		

