



## Flat 6 42 Dowhills Road, Liverpool, Merseyside L23 8SW

Asking Price £189,950

BERKELEY SHAW are delighted to bring to the market this TWO BEDROOM second floor apartment situated within this popular development. The apartment offers spacious accommodation with a good sized lounge, kitchen/breakfast room, two bedrooms and bathroom. Externally there is a garage and an allocated parking space. An early viewing is recommended to avoid disappointment.





Hallway

17'8" x 3'3" (5.4 x 1)

Laminate floor, 2 sets of storage cupboards, radiator

Lounge / Dining Room

26'2" x 17'4" (8 x 5.3)

UPVC double glazed window x 2, electric fire with surround, radiator, carpet

Kitchen

11'9" x 11'5" (3.6 x 3.5)

Range of wall and base units, integrated fridge and freezer, double gas hob, double oven, integrated microwave, washing machine, vinyl flooring, UPVC double glazed window

Bathroom

10'2" x 5'6" (3.1 x 1.7)

Low level WC, pedestal sink, bath, walk in shower, fully tiled walls and floor

Bedroom 1

13'9" x 12'1" (4.2 x 3.7)

UPVC double glazed window, fitted wardrobes, carpet, radiator

Bedroom 2

13'9" x 12'1" (4.2 x 3.7)

UPVC double glazed window, fitted wardrobes, carpet, radiator

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.  
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| 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                             | 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 |           |

