



## Carrick Court Nazeby Avenue, Liverpool, Merseyside L23 0SN

### Offers In Excess Of £150,000

BERKELEY SHAW are pleased to present this 2 BEDROOM GROUND FLOOR APARTMENT in the popular CARRICK COURT. This comfortable property appeals to First Time buyers, Investors and Last Time Buyers alike!

Do you want to live in the heart of CROSBY? In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

This well proportioned accommodation which benefits from UPVC double glazing and gas central heating comprises of entrance hall, lounge, kitchen, cloakroom / storage cupboard, two bedrooms and bathroom room

The property has a GARAGE, ALLOCATED PARKING BAY and is situated in neat and well maintained communal grounds.

There is a bus stop outside the complex and it is within a short walk to the shops of Myers Road East/Stuart Road



## Hallway

9'10" x 4'7" (3 x 1.4)

Telephone entry system, laminate flooring and radiator

## Cloakroom

3'7" x 1'7" (1.1 x 0.5)

Useful storage cupboard

## Lounge Diner

22'7" x 12'5" (6.9 x 3.8)

UPVC double glazed window on 2 sides , radiator x 2 and electric coal effect fire in feature fire surround

## Kitchen

10'9" x 8'2" (3.3 x 2.5)

UPVC double glazed window, range of wall and base units, single stainless steel drainer and sink with mixer tap, integrated oven and microwave, gas hob with extractor fan above, space for fridge freezer, plumbed for washing machine, larder cupboard, tiled walls and vinyl flooring

## Bedroom 1

10'5" x 9'2" (3.2 x 2.8)

UPVC double glazed window, radiator and built in wardrobes

## Bedroom 2

6'10" x 7'6" (2.1 x 2.3)

UPVC double glazed window, radiator and built in wardrobes

## Shower room

6'10" x 7'6" (2.1 x 2.3)

UPVC double glazed frosted window, wet room style shower, low level WC, wash hand basin with storage below, chrome ladder towel rail/radiator airing cupboard, tiled walls and vinyl flooring

## External

The apartment is set in well maintained communal gardens

## Garage

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

En bloc single garage

