



## 25 North Drive, Liverpool, Merseyside L15 8JE

£170,000

Berkeley Shaw Estate Agents are pleased to offer this Two Bedroom Ground Floor Apartment in the popular area of Wavertree close to all local amenities and transport links. The property benefits from a large lounge with open plan fitted kitchen





## Lounge

UPVC double glazed window, radiator

## Kitchen

Wall and base units, fridge freezer, electric cooker and gas hob, washing machine, dishwasher, UPVC double glazed window

## Bathroom

Low level WC, sink, bath with shower overhead

## Bedroom 1

UPVC double glazed window, radiator

## Bedroom 2

UPVC double glazed window, radiator

GROUND FLOOR



### 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		
	71	81
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		
(82 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	

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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