



## Nicholas Road, Liverpool, Merseyside L23 6XN

£165,000

Berkeley Shaw are pleased to bring to the market, this spacious, second floor two bedroom apartment with a Garage. The apartment boasts a dual aspect spacious lounge, fitted kitchen/diner, shower room two double bedrooms and a utility room.

The property also has well kept communal gardens and is located in the heart of Blundellsands, a stone throw away from Blundellsands train station, shops, schools and a few minute walk to Crosby beach.

Book your viewing now!





Hallway

24'7" x 5'2" (7.5 x 1.6)

Intercom entry system laminate flooring, radiator and access to all rooms

WC

5'6" x 2'3" (1.7 x 0.7)

UPVC double glazed frosted window, low level WC

Lounge Dining Room

23'3" x 10'9" (7.1 x 3.3)

UPVC double glazed windows dual aspect, radiator x 2 and laminate flooring

Kitchen

11'9" x 7'10" (3.6 x 2.4)

UPVC double glazed window, range of wall and base units, stainless steel one and half bowl sink with mixer tap, gas hob with extractor fan above, electric oven and radiator

Shower Room

5'2" x 5'6" (1.6 x 1.7)

UPVC double glazed frosted window, low level WC, pedestal wash hand basin, walk in shower cubicle with mains shower, chrome ladder towel rail

Bedroom 1

10'9" x 12'1" (3.3 x 3.7)

UPVC double glazed window, radiator, built in wardrobes and laminate flooring

Bedroom 2

10'9" x 11'9" (3.3 x 3.6)

UPVC double glazed window, radiator, fitted wardrobes

Utility

5'10" x 6'2" (1.8 x 1.9)

UPVC double glazed window, built in storage housing gas combi boiler, open shelving and plumbed for washing machine

Garage

17'0" x 8'6" (5.2 x 2.6)

En bloc single garage

Communal

Set in well maintained gardens

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		
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