



8 Alexandra Road, Liverpool, Merseyside L22 1RJ

Offers In Excess Of £125,000

BERKELEY SHAW are pleased to present this 2 BEDROOM, GROUND FLOOR apartment in the popular area of WATERLOO.

The property is situated close to all amenities and has access to excellent transport links to surrounding areas.

The accommodation comprises of an entrance hall, lounge, kitchen, bathroom and 2 bedrooms. Following some refurbishment, this property would be ideal for a first time buyer or investor.. This is a property with significant potential!

Please call BERKELEY SHAW on 0151 924 6000 to arrange your viewing.



Hallway
21'11" x 2'11" (6.7 x 0.9)

Intercom, radiator, laminate floor.

Lounge
16'8" x 11'5" (5.1 x 3.5)

UPVC double glazed window, electric fire with stone hearth, radiator, laminate floor.

Kitchen
8'6" x 6'10" (2.6 x 2.1)

Range of wall and base units, oven with gas hob and extractor fan, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, Combi boiler, radiator, UPVC double glazed window, laminator floor.

Bathroom
8'6" x 5'2" (2.6 x 1.6)

Low level WC, pedestal sink, bath with electric shower overhead, mirrored storage cupboard, radiator, tiled walls, laminate floor, radiator, UPVC double glazed window.

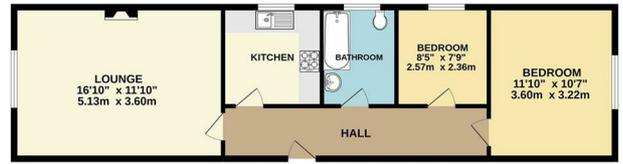
Bedroom 1
11'9" x 10'5" (3.6 x 3.2)

UPVC double glazed window, fitted wardrobes, radiator, laminate floor.

Bedroom 2
8'6" x 7'10" (2.6 x 2.4)

UPVC double glazed window, radiator, laminate floor.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, floor and any other levels are approximate and the responsibility is taken by any owner, landlord or other statement. This plan is for illustrative purposes only and should be used in conjunction with any other documents. The services, fixtures and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given.
Hobbs and Moore Ltd 2002

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	76	77

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

