



Sandhurst Blundellsands Road East, Liverpool, Merseyside L23 8UJ

Offers In Excess Of £150,000

'NO CHAIN'. Berkeley Shaw are pleased to offer for sale this 2 double bed roomed second floor apartment situated within close proximity to Crosby Village, Beach and local transport routes. The accommodation comprises: spacious lounge, fitted kitchen with balcony off, two double bedrooms and bathroom. Outside garage and communal gardens.



Ground Floor

Communal Hall

Communal front door with telephone entry system. Stairs to second floor.

Second Floor

Hall

5.62 x 1.21

Wooden front door, built in cupboard with hanging rail.

Lounge

14'4" x 14'4" (4.39 x 4.39)

UPVC double glazed window, two radiators.

Fitted Kitchen

11'9" x 9'8" (3.59 x 2.97)

UPVC double glazed door to balcony and window, range of high and low level fitted units, post formed worksurfaces, stainless steel sink unit with drainer and mixer taps, built in oven, 4 ring gas hob with extractor over, plumbed for washing machine, space for fridge/freezer, wall hung Worcester boiler, tiled flooring.

Bedroom 1

14'6" x 10'11" (4.43 x 3.34)

UPVC double glazed window, radiator.

Bedroom 2

12'10" x 9'4" (3.92 x 2.85)

UPVC double glazed window, built in wardrobe with hanging rail and shelving, radiator.

Bathroom

8'0" x 5'4" (2.45 x 1.65)

UPVC double glazed window, white suite comprising: panelled bath with shower over, pedestal wash basin, low level wc, tiled walls, heated towel rail.

Outside

Communal gardens, garage en-bloc.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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