



10b Liverpool Road, Liverpool, Merseyside L37 4BS

£180,000

Karen Parks @ Berkeley Shaw is pleased to offer for sale 'with no chain' this two bedroomed ground floor apartment. The property is situated within close proximity of Formby Village, transport routes and amenities. The accommodation comprises: hall, lounge, dining room, kitchen, two bedrooms and shower room. Outside parking, garage en bloc and communal gardens.



Ground Floor

Hall

Entered via UPVC double glazed door, 'I' shaped, airing cupboard and two store cupboards.

Lounge

17'11" into bay x 10'10" (5.48 into bay x 3.31)

UPVC double glazed bay window, radiator, open to:

Dining Room

7'1" x 6'9" (2.17 x 2.08)

UPVC double glazed window, radiator.

Kitchen

8'5" x 7'0" (2.58 x 2.15)

UPVC double glazed window, range of high and low level fitted units, post formed work surfaces, sink unit with drainer board and mixer tap, integrated fridge/freezer, space for oven, plumbed for washing machine, tiled walls, wall hung boiler.

Bedroom 1

10'9" x 9'10" (3.3 x 3.0)

UPVC double glazed window, built in wardrobes to one wall, radiator.

Bedroom 2

13'9" x 6'10" (4.2 x 2.1)

UPVC double glazed window, built in wardrobe, radiator.

Shower Room

7'6" x 5'5" (2.31 x 1.67)

UPVC double glazed window, walk in shower cubicle, wash basin in vanity unit, low level wc, tiled walls, tiled floor, radiator.

Outside

Front Garden

drive to garages at rear, laid to lawn.

Rear Garden

Well maintained. Laid to lawn, borders with shrubs and bushes.

Garage

Single 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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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