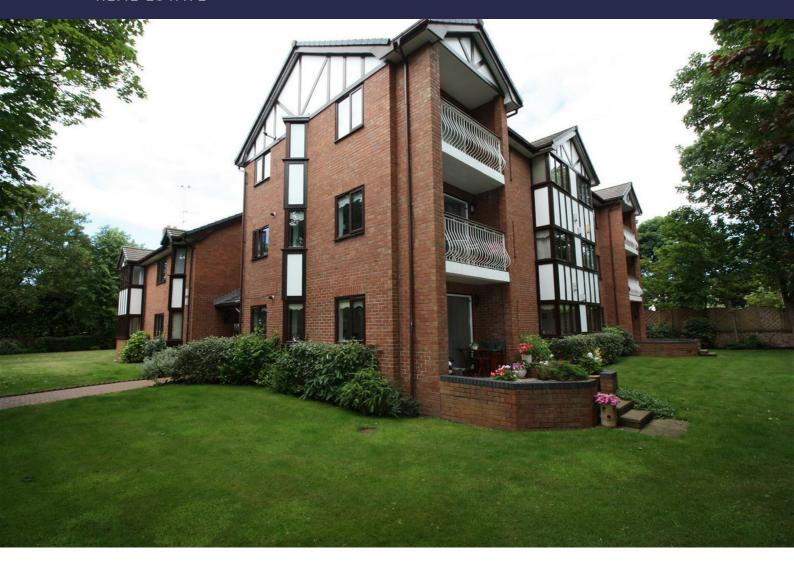
## BerkeleyShaw

REAL ESTATE



# Sunningwell, 2 Merrilocks Road, Liverpool, Merseyside L23 6UN £1,200 PCM

Nestled in the charming area of Sunningwell on Merrilocks Road, this delightful first-floor apartment in Blundellsands offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat.

Upon entering, you are welcomed into a spacious living room that boasts an inviting atmosphere, enhanced by natural light streaming through the double-glazed windows. The living room also features a lovely balcony, providing a perfect spot to enjoy your morning coffee or unwind in the evening while taking in the pleasant surroundings.

The apartment includes a well-appointed bathroom, ensuring all your needs are met. The gas central heating guarantees warmth and comfort throughout the colder months, making this home a cosy haven year-round.

Additionally, the property benefits from designated parking for one vehicle, a valuable asset in this sought-after area. Blundellsands is known for its picturesque coastal views and vibrant community, offering a range of local amenities, including shops, cafes, and recreational facilities.

This apartment presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a desirable location. With its appealing features and prime setting, it is not to be missed.







#### Hallway

Entrance to apartment, sliding storage cupboard, walk in storage cupboard

#### Lounge

Double glazed windows, double glazed patio door to balcony, carpet, radiator, feature fireplace with electric inset fire

#### Kitchen Diner

Double Glazed window, radiator, kitchen comprises of a range of fitted base aand wall units, fitted electic cooker, hob, extractor hood, boiler

#### **Bathroom**

Tiled walls and floor, P-Shaped Panelled Bath with glass bath panel, combination shower, vanity sink unit, low level w.c. ladder towel rail.

### Bedroom 1

Double glazed windows, Radiator, carpet, fitted wardrobe.

#### Bedroom 2

Double glazed windows, Radiator, carpet,

