



## Flat 2, 60 Merrilocks Road, Liverpool, Merseyside L23 6UW Offers In Excess Of £180,000

If you are a first-time buyer looking to take your first step onto the property ladder or a downsizer, this may be the perfect apartment for you!

Offered for sale by Berkeley Shaw Real Estate is this fantastic two-bedroom duplex apartment situated on the ground and lower ground floor. Situated on Merrilocks Road, the apartment is just a short walk away from Crosby Beach, West Lancashire Golf Club and Hall Road Train Station.

The property is set within a converted mansion house and benefits from being accessed via its own front door. Set out across two floors, the accommodation comprises; entrance hall, which provides access to a double bedroom which is flooded with natural light via a velux window and a three-piece shower room. The generous living room is the perfect space for relaxing of an evening or entertaining guests and provides access to the modern fitted kitchen which is complete with a range of integrated appliances. The lower ground floor provides access to the master suite. This space has direct access to the communal gardens and is complete with en-suite shower room. Further benefits to the apartment include no onward chain, parking space, gas central heating and double glazing.

Viewing is essential to appreciate this generous apartment!



## Entrance Hall

With double glazed window to rear, laminate floor and radiator.

## Lounge

with wood strip flooring, double glazed window to rear, telephone entry system, two radiators and built-in storage cupboard housing water tank.

## Kitchen

Range of wall & base units, one and a half bowl stainless steel sink, ceramic hob, electric oven, chimney style extractor, integrated fridge/freezer, integrated dishwasher, part tiled walls and double glazed windows.

## Bedroom 1

with radiator, double glazed window and Velux double glazed window.

## Shower Room

With pedestal washbasin, low level wc, walk-in double shower, heated ladder towel rail, tiled walls, recess lighting and extractor fan.

## Hallway

With radiator, double glazed window and storage cupboard.

## Master Bedroom 2

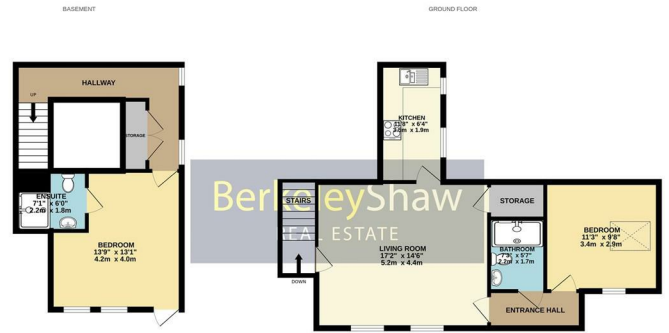
with double glazed windows to rear, radiator and rear access.

## En-Suite

With low level wc, pedestal washbasin, walk-in double shower with tiled floor and recess lighting.

## Communal Gardens

and parking space



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, fixtures, fittings and any other items are approximate and not necessarily made to any strict tolerance or measurement. This plan is for information only and should not be used for any other purpose without the prior written consent of Berkeley Shaw Estate Agents. The agents, owners and any other persons mentioned herein make no guarantee as to their availability or efficiency can be given. Made with Metaphor (2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	58
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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