



## 2 The Northern Road, Liverpool, L23 2RA

£145,000

If you are looking for a two bedroom apartment just a short walk away from Crosby Village, this could be the perfect home for you!

Berkeley Shaw is delighted to bring to the sales market this two bedroom ground floor apartment located in Moor House L23. The apartment is ideally positioned for access into Crosby Village which offers a fantastic array of amenities including shopping facilities, cafes, bars and restaurants. The area also offers a strong transport infrastructure via both road and rail.

Accessed via the communal hallway with secure access, the accommodation briefly comprises; inviting entrance hall with storage cupboard, modern and newly fitted shower room with spacious walk in shower, living/dining room is the ideal space to relax or entertain and is flooded with natural light via the generous window. The fitted kitchen is the perfect space for any budding cook, with a range of integrated appliances and ample storage. Completing the accommodation is two good-sized double bedrooms, both benefiting from storage cupboard and laminate flooring.

Further benefits to the apartment include intercom entry system, double glazing, gas central heating & resident parking.

Get in touch straight away to arrange a viewing!



## Entrance hall

Radiator, laminate floor & storage cupboard.

## Living/Dining room

Double glazed window, laminate floor & radiator.

## Shower room

Walk in shower with glass screen, 2 x double glazed windows, WC, basin, towel radiator, tiled floor & part tiled walls.

## Kitchen

Range of wall & base units, rolled edge work top, integrated washing machine, electric hob, electric oven, extractor hood, stainless steel sink with drainer, combi boiler, tiled floor & radiator.

## Bedroom 1

Double glazed window, 2 x storage cupboards, laminate floor & radiator.

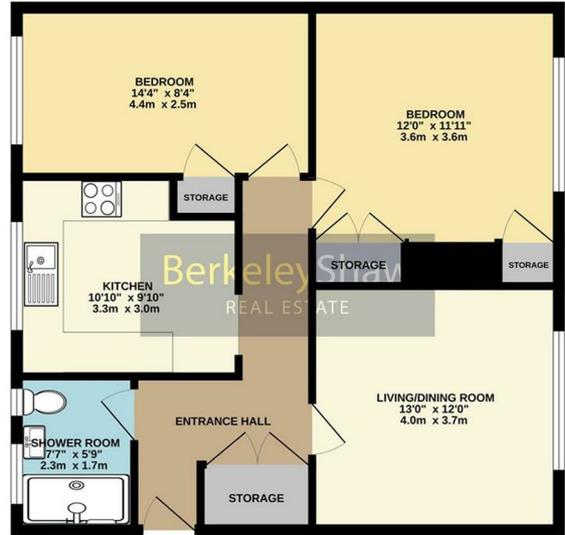
## Bedroom 2

Double glazed window, laminate floor, radiator & storage cupboard.

## Externally

3 x storage cupboards & resident parking.

GROUND FLOOR



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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHome 0202

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>

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		
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