



37 Hall Road East, Liverpool, Merseyside L23 8TT

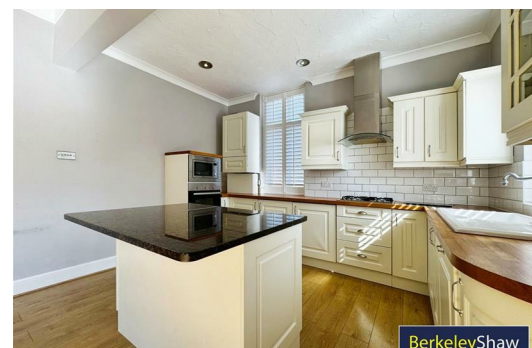
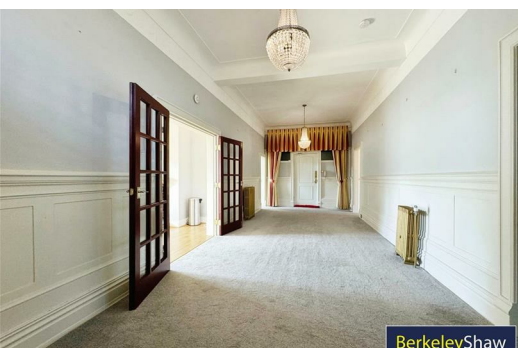
Offers Over £350,000

Welcome to this charming apartment located on Hall Road East in Blundellsands! If you are looking for a well-maintained apartment with a private courtyard, this could be the ideal property for you!

Situated in an exclusive development, the apartment occupies a superb position. Crosby Beach is just a short walk away, meaning you can enjoy leisurely strolls along the coastline and soak in the refreshing sea breeze. Additionally, the apartment is just a short walk away from Hall Road Train Station, making commuting easy. Crosby offers excellent shopping facilities and a vibrant range of restaurants, cafes & bars.

Accessed via the communal hallway, the accommodation briefly comprises; impressive entrance hall, which could be utilised as an additional reception space, bay fronted living room complete with open fireplace place and shutter blinds, perfect for cosy nights in front of the television. To the rear of the apartment is a spacious kitchen diner, ideal for entertaining guests with breakfast bar, a range of integrated appliances, bi-folding doors giving access to the rear courtyard and a log burning stove. Completing the layout is two double bedrooms, the master boasting a modern en-suite shower room and a further four-piece bathroom. Externally, the property boasts a private courtyard with access to a utility room and outdoor WC. The beautifully maintained communal gardens are a huge selling feature with mature borders, patio area and laid to lawn. The apartment further benefits from a single garage, no onward chain & gas central heating.

Contact us today to arrange a viewing and experience the charm of this wonderful property for yourself.



Hallway

Entrance door, carpet, single glazed stained glass feature windows and column radiator

Lounge

18'10" x 16'5" (5.76 x 5.02)

Double glazed windows with blinds, carpet 2 x column radiators, fire surround with inset gas fire.

Kitchen / Family Room

22'0" x 12'10" (6.73 x 3.93)

Double glazed windows with blinds, double glazed bifold doors, log burner fire place, wooden flooring, kitchen comprises of a range of fitted base and wall units with integrated appliances include under counter fridge, undercounter freezer, dishwasher, electric oven and microwave, Gas hob and extractor hood, wooden work surfaces with inset white ceramic sink with mixer tap, tiled around all surfaces, island unit with granite work surface, column radiator.

Bedroom 1

16'4" x 11'0" (5.00 x 3.36)

Double glazed window, Laminate flooring, blinds, feature fireplace with open hearth, fitted wardrobes and matching chester drawer units, Built in window seat with drawer storage, 2 x column radiators

Ensuite Shower Room

Double glazed window, part tiled walls, tiled flooring, pedestal sink with 2 taps, Low level w.c. walk in shower with glazed surround. heated towel rail

Bedroom 2

12'10" x 9'9" (3.93 x 2.98)

Double glazed window, carpet and column radiator with cover

Main Bathroom

Double glazed window, single glazed stained glass feature windows, fully tiled walls and flooring, roll top bath with claw feet, pedestal sink with 2 taps, Low level w.c. walk in shower with glazed surround. heated towel rail with column radiator.

Private Court Yard

Flagged access to wash house

Washhouse/ W.C.

Plumbing, Belfast sink and separate outside w.c.

Single Garage

up and over door, shelving windows to side

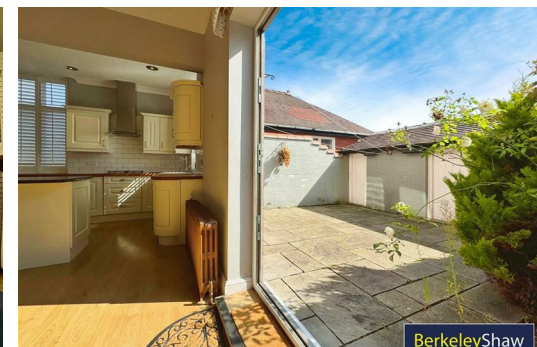
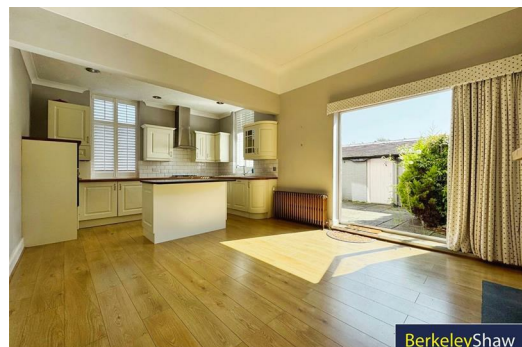
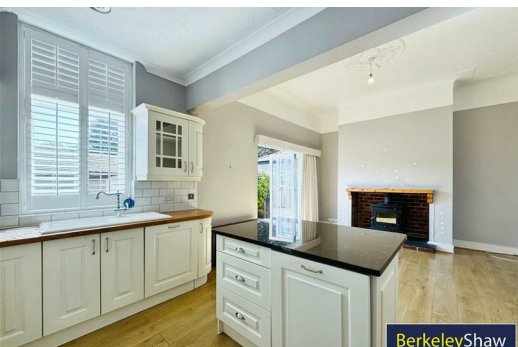
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	74
	EU Directive 2002/91/EC	
	England & Wales	

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		
	EU Directive 2002/91/EC	
	England & Wales	

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The estate, contents and fixtures shown have not been tested and guaranteed. No liability is accepted by the agent.



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