



374 Ellerman Road, Liverpool, Merseyside L3 4FH

£140,000

We are acting in the sale of the above property and have received an offer of £140,000 on the above property.

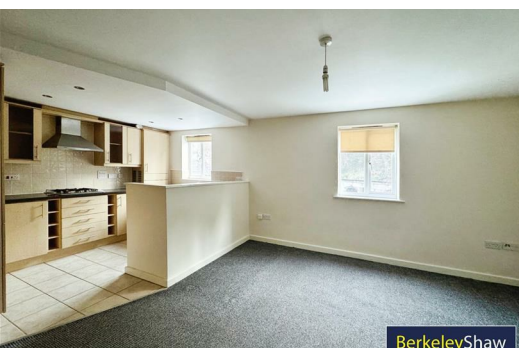
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Are you looking to take your first step onto the property ladder or are you searching for an ideal buy to let opportunity?

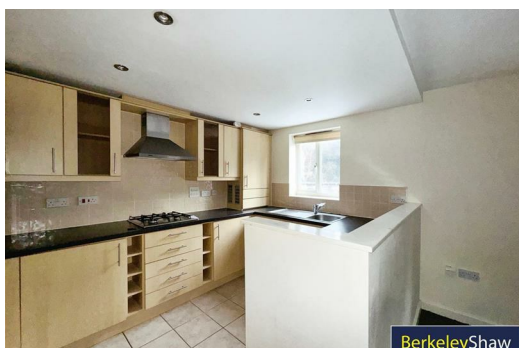
Situated five minutes from the city center and just two minutes from Brunswick railway station, the location is perfect for professionals and the property itself forms part of an exclusive secure development which has allocated parking & further guest parking.

Accessed via the communal hallway with stair access, the 2nd floor apartment comprises; inviting entrance hall with storage cupboard, spacious kitchen/living room ideal for entertaining guests, two double bedrooms and a modern three piece bathroom.

The apartment benefits include car parking, video entry phone, electronic gates & no onward chain



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Hallway

Carpet, door entry, walk in storage cupboard

Lounge Kitchen

Double glazed windows, double radiator, carpet in lounge area, kitchen comprised of a range of fitted base and wall units with integrated appliances including fridge freezer, washing machine, electric oven, hob, extractor hood.

Bedroom 1

Double glazed windows, Radiators, carpet

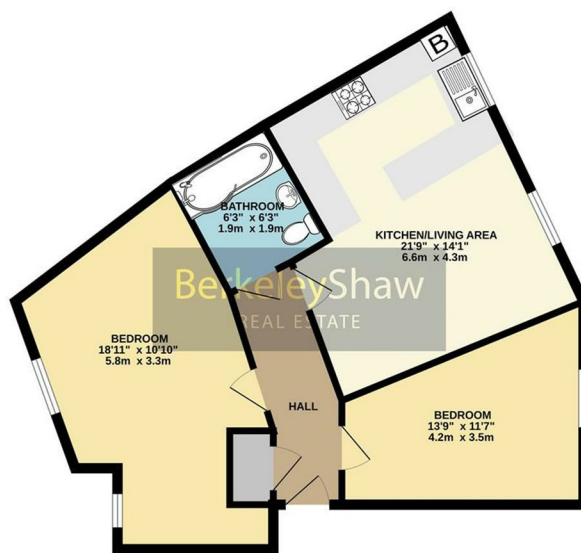
Bathroom

Fully tiled, panelled Pshaped bath with shower over, shower screen, vanity sink unit, low level w.c. mirror

Bedroom 2

Double glazed windows, Radiators, carpet

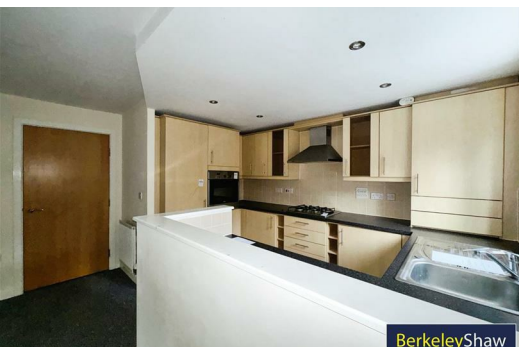
GROUND FLOOR



While 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. Dimensions in this statement. The plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time. Made with Metreplan CAD/CAM

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		
	81	82
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		
	84	86
England & Wales	EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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