



258 Liverpool Road South, Merseyside, L31 7DH

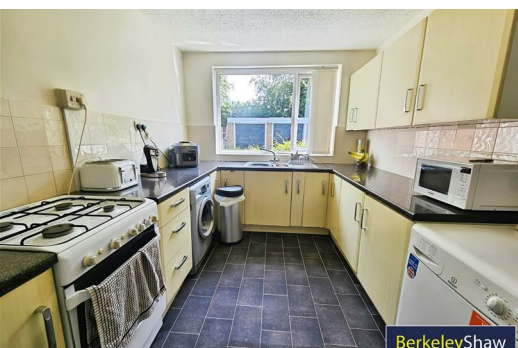
Asking Price £132,500

Berkeley Shaw Real Estate are delighted to bring to the sales market this two bedroom ground floor apartment situated in this popular and sought after residential area, conveniently located for local amenities including Maghull central square. This home is offered with NO CHAIN.

The well planned and presented accommodation has the benefit of double glazing, electric storage heaters and briefly comprises, communal hallway, private entrance hall, living room with bay window, kitchen with fitted units including oven and hob, two bedrooms and bathroom with electric shower over the bath. The apartment benefits from a private garden to the front of the property with shared access to both apartments.

Get in touch to book a viewing straight away!

Leasehold with a peppercorn rent
999 years from 29th September 1964



Entrance Hall

Carpeted and painted

Living Room

14'8 x 11'9 (4.47m x 3.58m)

Carpeted and painted

Kitchen

12'9 x 8'8 (3.89m x 2.64m)

Painted and part tiled, vinyl floor

Bedroom 1

12'10 x 10'11 (3.91m x 3.33m)

Carpeted and painted

Bedroom 2

9'7 x 6'8 (2.92m x 2.03m)

Carpeted and painted

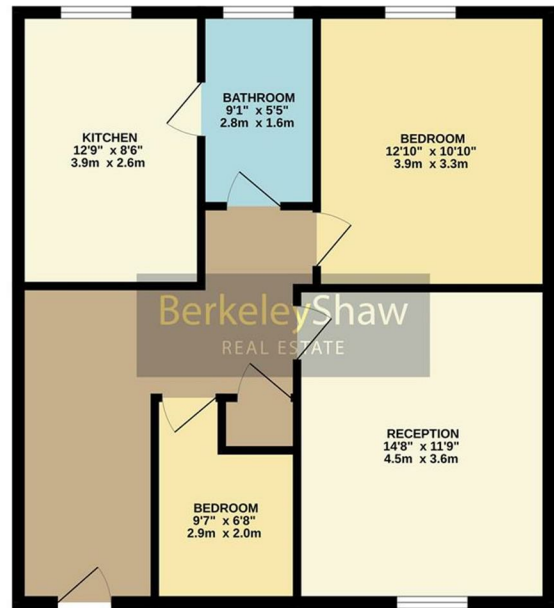
Bathroom

9'1 x 5'5 (2.77m x 1.65m)

Tiled and painted

Front Walled Garden

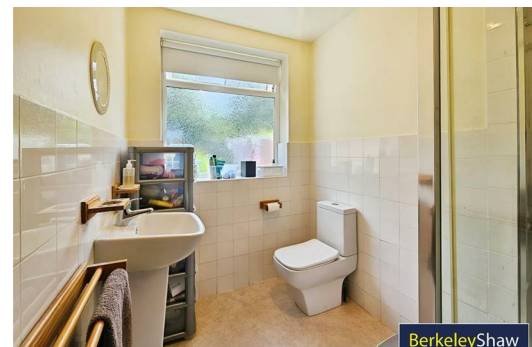
GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



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		
	74	77
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		

TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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