



**BerkeleyShaw**

## 1 Adelaide Terrace, Liverpool, L22 8QD

£170,000

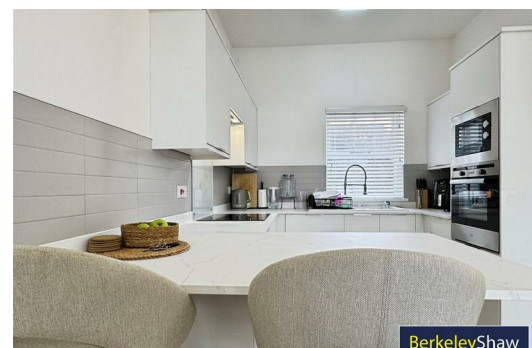
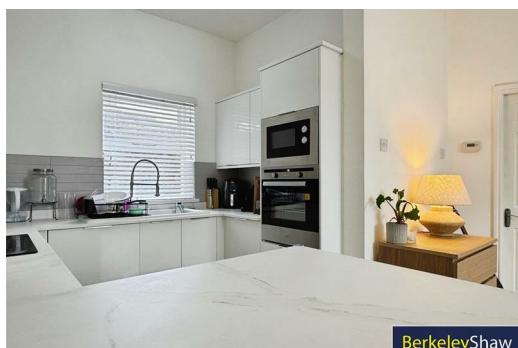
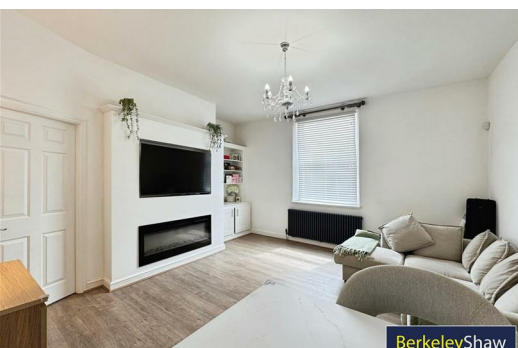
Stylish Two-Bedroom Ground Floor Apartment – Ideal for First-Time Buyers, Downsizers & Investors

Berkeley Shaw Real Estate is delighted to present to the sales market this beautifully renovated two-bedroom ground floor apartment, ideally located on Adelaide Terrace, L22, just a stone's throw from Crosby Coastal Park.

Whether you're a first-time buyer seeking a turnkey home, a downsizer looking for low-maintenance living, or an investor wanting a strong rental opportunity, this property ticks all the boxes.

The apartment is situated within an attractive Grade II listed building and has been completely refurbished to a high standard by the current owners. With private access, the property opens into a welcoming entrance hall, finished with stylish wood panelling and an intercom entry system, setting the tone for the quality throughout.

At the heart of the home is the stunning open-plan kitchen/diner/living area, designed with modern living in mind. The space features a contemporary media wall with an electric fireplace, built-in storage, and a well-appointed kitchen boasting a ceramic sink, breakfast bar, and a range of integrated appliances.



## Entrance hall

Laminate floor, radiator & intercom system.

## Bedroom 1

Double glazed window, radiator & storage housing combi boiler.

## Bedroom 2

Double glazed window & radiator.

## Kitchen diner/living area

Open plan space with laminate flooring, impressive media wall with built in storage, 2 x double glazed windows, radiator, white high gloss range of wall & base units, breakfast bar, ceramic sink with mixer tap & drainer, electric hob, oven, extractor hood, integrated washing machine, integrated microwave & tiled splash back.

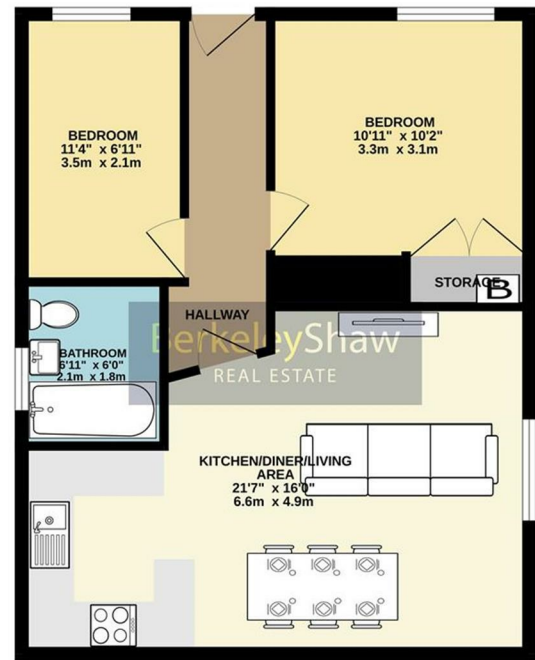
## Bathroom

Double glazed windows, radiator, basin, WC, tiled walls & bath with shower.

## Externally

Secure electric gated access with allocated parking, communal garden with patio area & secure basement storage.

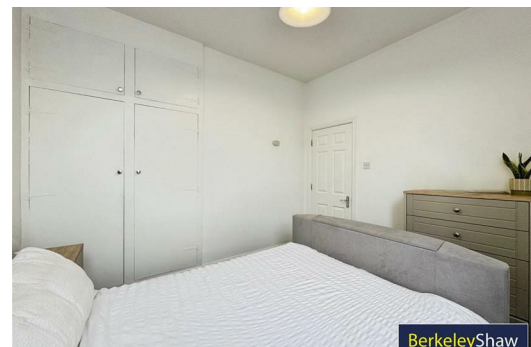
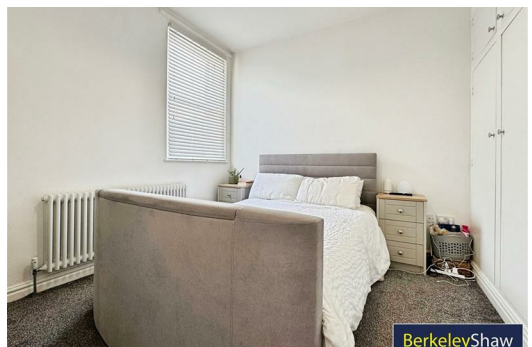
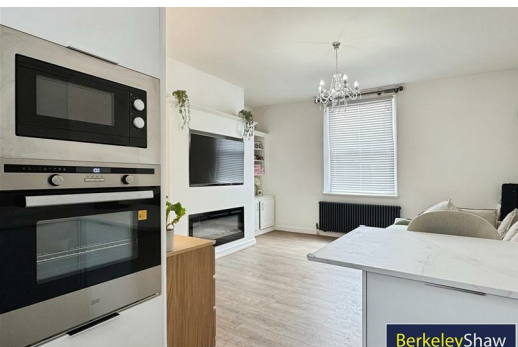
GROUND FLOOR



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		
	75	79
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
England & Wales		

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



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