



Adlington House Livingston Drive, Liverpool , Merseyside L17 8XY
Asking price £110,000

bluerow
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are delighted to offer for sale this one bedroom Basement level apartment which is located in a detached Victorian villa close to Sefton Park.

The property is therefore ideally situated for easy access to an extensive range of facilities and amenities including public transport links leisure and recreational facilities. The property is also within the vicinity of Lark Lane with the assortment of local independent retailers bars and restaurants.

Briefly comprising of entrance hall, open plan kitchen and lounge area, one well proportioned bedroom and a bathroom.

Ideally for home ones and investors alike. Viewing recommended

Lease term of 125 year from 2003
Service Charge £1000 (to be verified)
Ground rent unknown

Communal Entrance

Approached via stone steps, stairs to upper and lower floors, Postbox collection area, intercom entry system.

Apartment Entrance

Intercom entry phone handset system, ceiling lighting,

door leading to cloaks;

Cloaks Room

stylish suite comprising wash hand basin, w.c., part tiled walls, tiled floor, extractor fan, heated towel rail

Living/Dining area

17'7" x 15'10" (5.38 x 4.85)

Radiator, three double glazed wood sash windows,

open plan to fitted kitchen;

Kitchen Area

6'11" x 11'1" (2.13 x 3.4)

Cream high gloss units, contrasting work surfaces, Space for washing machine, integrated fridge, freezer, oven, hob, extractor, stainless steel splash back, stainless steel sink and drainer board

Bedroom

14'0" x 6'5" (4.29 x 1.98)

radiator, two wood sash double glazed windows, walk in wardrobe,

door leading to Ensuite;

Ensuite Bathroom

white suite comprising a panelled bath with shower over, wash hand basin, w.c., part tiled walls, tiled floor, extractor, heated towel rail

Off Road Parking

One allocated space situated within the development off the road

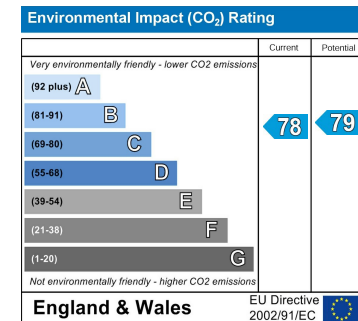
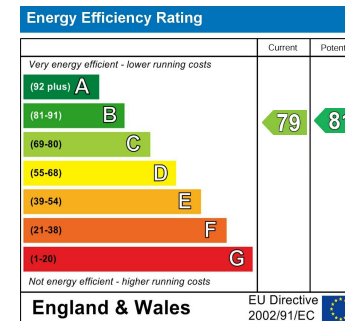
Communal Gardens

large gardens laid to lawns with mature shrubs and trees

Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports

and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



116 Duke Street, Liverpool, Merseyside, L1 5JW
Tel: 0151 709 9638
sales@bluerowhomes.co.uk
www.bluerowlettings.com