



Liberty Place 10 Madison Square, Liverpool , Merseyside L1 5FD
Offers in the region of £139,950

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Bluerow Homes are delighted to offer this two bedroom duplex apartment in the very popular Liberty Place development. Located in the East Village and Ropewalks area of the City Centre, this apartment is in an ideal location for local restaurants, shopping and public transport links. The accommodation comprises of a communal entrance, apartment private entrance, hall, downstairs cloakroom, open plan living room to fitted kitchen, stairs to first floor, two bedrooms and bathroom. Secure allocated parking.

Communal Entrance

Secure entry with lifts and stairs to all floors, post boxes.

Entrance Hall

Video and audio secure intercom, engineered wood floor, ceiling lights, wall mounted storage heater.

Cloak Room

Low level wc, wash hand basin, mirror, tiled floors, extractor fan.

Living/Dining Area

10'11" x 20'0" (3.35 x 6.1)

Engineered wood floor, wall mounted storage heater, feature fire marble hearth, double glazed French doors to a Juliet balcony into courtyard, open to the kitchen

Kitchen

9'9" x 12'2" (2.99 x 3.73)

Fitted with a range of wall, base and drawer units, work surfaces, oven, hob, extractor, space and plumbing for fridge freezer, washer/dryer, dish washer. Breakfast bar, part tiled walls, tiled floor.

Bedroom

12'1" x 12'7" (3.7 x 3.86)

Wall mounted storage heater, suspended ceiling lights, carpet flooring, double glazed window

Bedroom

7'0" x 12'4" (2.15 x 3.78)

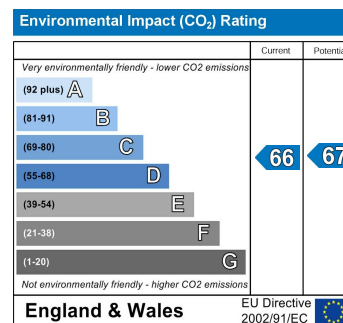
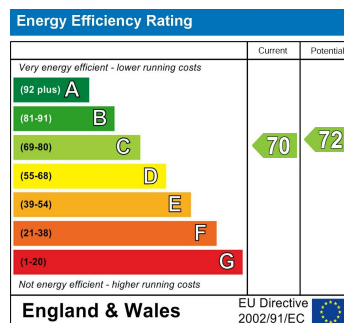
Suspended ceiling light, carpet flooring, wall mounted storage heater and double glazed window.

Bathroom

White suite comprising of w.c., wash hand basin, panelled bath with shower over and glazed screen, tiled floor, part tiled walls, shaver point, extractor and mirror.

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.



116 Duke Street, Liverpool, Merseyside, L1 5JW

Tel: 0151 709 9638

sales@bluerowhomes.co.uk

www.bluerowlettings.com