30-32 Exchange Street East Liverpool Merseyside L2 3PQ 0151 236 2332 www.suttonkersh.co.uk

# SuttonKersh

### 95 Salisbury Street, Liverpool, Merseyside, L3 8BT



## £119,995

#### **\* GROUND/FIRST FLOOR DUPLEX APARTMENT**

- \* LOUNGE
- \* CLOAKROOM/W.C.
- **\* DOUBLE GLAZING**
- **\* SECURE COMMUNAL PARKING**

- **\* TWO DOUBLE BEDROOMS**
- **\* KITCHEN**
- **\* BATHROOM**
- **\* GAS CENTRAL HEATING**
- **\* TIMBER DECKED PATIO AREA**









**LOCATION** A recently constructed duplex apartment built by Aldbury Quality Homes to the highest standard under the BRE Eco Homes scheme. The property provides a secure energy efficient family accommodation and would provide an excellent first home. There is a timber decked terrace at the rear opening on to a communal courtyard and there is secure communal parking available. This three storey house provides excellent family accommodation and an early inspection is well recommended.

#### **GROUND FLOOR**

**KITCHEN** 15' 4"  $\times$  12' 7" (4.7m  $\times$  3.86m) Fitted with an attractive range of modern units, integral oven and hob with extractor hood above, stainless steel inset sink with mixer tap, central heating radiator, gas central heating boiler, feature timber flooring.

**CLOAKROOM** With white suite comprising low level w.c., vanity wash hand basin.

#### **OPEN TO:-**

**LOUNGE**  $14' 6'' \times 11' 7'' (4.42m \times 3.55m)$  With central heating raditor, feature timber flooring, double glazed door to timber decked terrace, open to a communal courtyard.

#### **FIRST FLOOR**

**BEDROOM 1** *15' 9'' x 9' 4'' (4.82m x 2.87m)* With central heating radiator.

**BEDROOM 2**  $14' 5'' \times 10' 1'' (4.41m \times 3.09m)$  With central heating radiator, double glazed door to balcony rail.

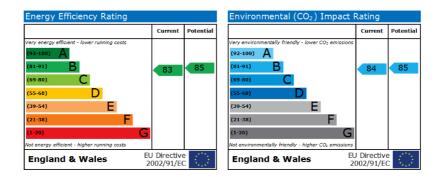
**BATHROOM** With white suite comprising low level w.c., pedestal wash hand basin and twin grip panelled bath with mixer tap and shower attachment, central heating radiator.

**OUTSIDE** There is a timber decked terrace open to a communal courtyard at the rear and secure communal car parking.

SERVICE CHARGE £560.86 until 30th June 2010.

TENURE Leasehold for 125 years from 1st January 2007.





Services

Where applicable, we have not tested the mains services, central heating system or other appliances. Purchasers should therefore carry out their own checks. Structural Alterations

Where improvement works have been carried out to a property, the purchaser should make their own enquiries to verify that planning consent and/or building regulations approval were obtaine where necessary.

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