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SuttonKersh

6 Irwell Chambers 2 Fazakerley Street, Liverpool, Merseyside, L3 9TZ



£64,950

GROUND FLOOR FLAT
OPEN PLAN LIVING AREA
BATHROOM/WC

TWO BEDROOMS
KITCHEN
NO CHAIN



LOCATION A two bedroomed apartment situated on the ground floor of this popular development off Old Hall Street. The property is in need of renovation and would provide an excellent first home or investment opportunity. The accommodation is arranged as follows.

GROUND FLOOR

ENTRANCE HALL with laminate flooring.

BATHROOM Panelled bath, pedestal wash hand basin, low level wc, part tiled walls.

OPEN PLAN LIVING AREA 17' 3" x 14' 1" (5.27m x 4.3m) with laminate flooring, three sash windows and entry phone.

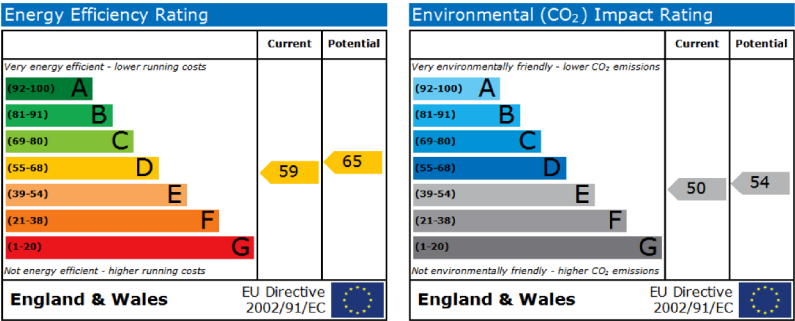
KITCHEN The kitchen area is fitted with a selection of wall and base units, stainless steel sink with mixer taps, electric oven and hob, fridge. Cupboard with water cylinder and plumbing for washing machine.

BEDROOM 1 13' 7" x 7' 2" (4.15m x 2.2m) with laminate flooring, electric storage heater and two double glazed sash windows.

BEDROOM 2 10' 3" x 10' 3" (3.13m x 3.14m) with laminate flooring, electric storage heater and two double glazed sash windows.

SERVICE CHARGE To be confirmed.

TENURE Leasehold for 125 years from 1st January 2008.



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 obtained where necessary.

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