



**BROOKS**  
ESTATE AND LETTING AGENTS LTD

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## Hollinside, Victoria Road, Huyton

**£67,500**

- Ground floor one bedroom apartment
- Situated in a historic building with Grade II listed status
- Large open plan lounge and kitchen with bay window
- Kitchen area with built in appliances
- Bathroom with three piece suite
- Communal lawned gardens



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## Property Description

EPC Grade: D Built in the mid 19th Century, this ground floor apartment is part of an historic building with grade II listed status. The spacious apartment has open plan living area with large bay window and kitchen area with built in appliances. large bedroom with bay window and bathroom with three piece suite. The property enjoys communal lawned gardens with parking. Gas central heating. The property is leasehold on a 999 year lease at £150 per month. An ideal first time buy or investor property as a buy to let.

**Lounge/Kitchen 21' 7" x 15' 1" (6.57m x 4.59m)**

Large single glazed bay window to the front aspect. Laminate wood effect flooring. Two central heating radiators. Two built in storage cupboards.

**Kitchen Area**

Laminate wood effect flooring. Fitted with a range of wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit. Integral appliances include an electric hob and electric oven. Tiled splashbacks. Plumbed for an automatic washing machine.

**Bedroom 12' 8" x 8' 9" (3.86m x 2.66m)**

Bay window to the rear aspect.

**Bathroom**

Single glazed window to the side aspect. Fitted with a three piece suite comprising of panelled bath with shower attachment, pedestal wash hand basin with mixer tap and low level wc. Part tiled walls. Heated towel rail.

**External**

The property has large lawned gardens with mature trees and parking at the side.

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