



## 1B Murat Street

, Liverpool, L22 8QN

£125,000





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## Communal Entrance

Downlights, carpet stairs leading to first floor, dado rail.

## Landing

2'10 x 12'08 (0.86m x 3.86m)

Carpet stairs, downlights, dado rail, picture rail, loft access.

## Bedroom

8'11 x 12'05 (2.72m x 3.78m)

UPVC double glazed windows to front elevation, downlights, picture rail, dado rail, radiator.

## Lounge

13'03 x 12'08 (4.04m x 3.86m)

UPVC double glazed window to front elevation, carpet flooring, picture rail, radiator, wall lights.

## Kitchen

17'07 x 6'06 (5.36m x 1.98m)

UPVC double glazed window to side elevation, range of wall and base units, induction hob, oven, intergrated fridge and freezer. Free standing washing machine. 1 1/2 bowl stainless steel sink with chrome mixer tap with drainer, part tiled, downlights, radiator.

## Bathroom

9'07 x 9'08 (2.92m x 2.95m)

UPVC frosted double glazed window to rear elevation, WC, carpet flooring, wash hand basin, chrome towel rail, bath, electric shower. picture rail.

## Communal Gardens

mainly laid to lawn, access to road. mature shrubs and trees.



## Road Map



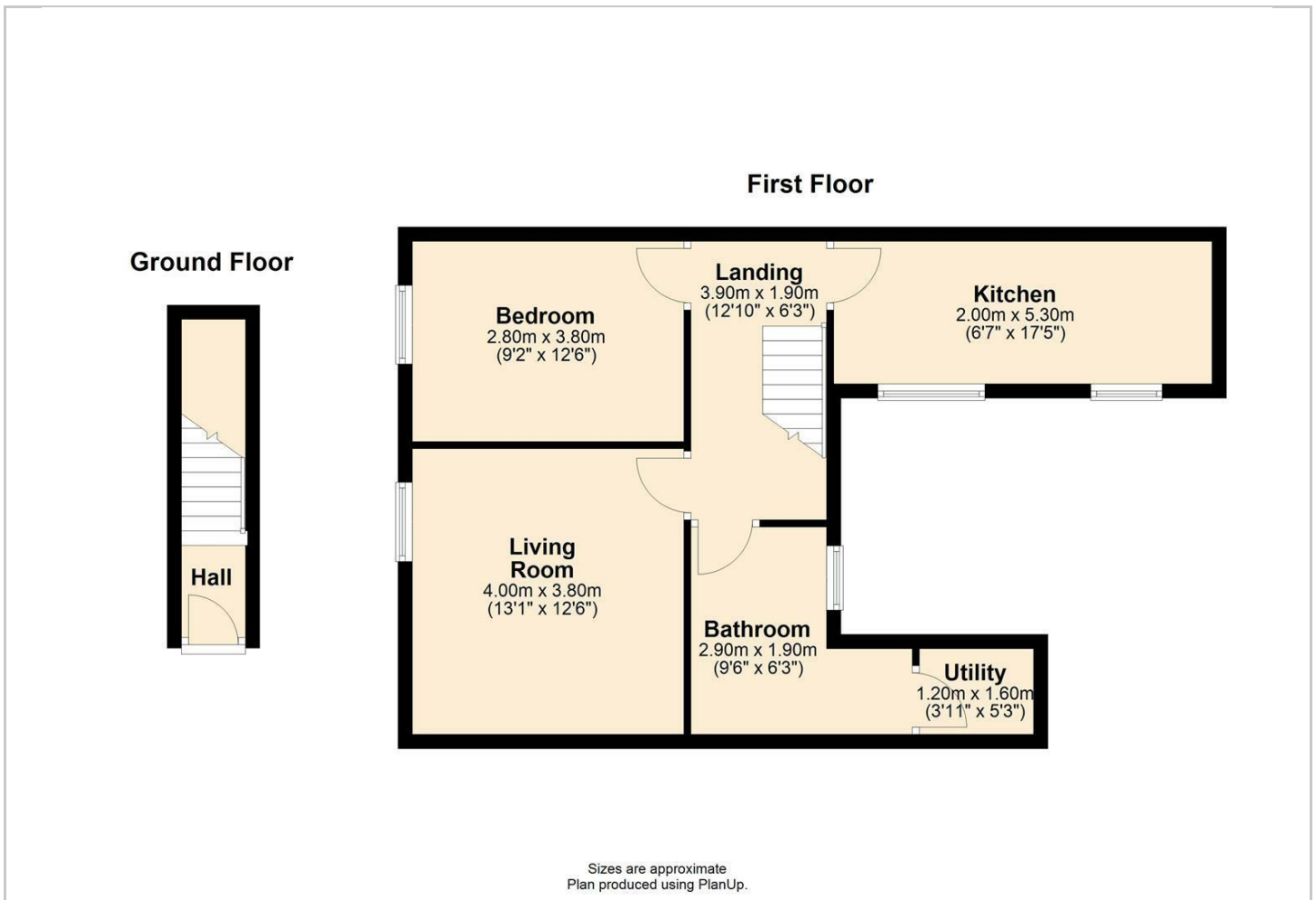
## Hybrid Map



## Terrain Map



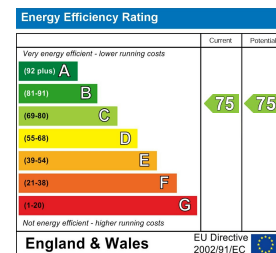
## Floor Plan



## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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