



## 40 Somerford House

Nicholas Road, Liverpool, L23 6TS

**Asking price £65,000**



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## Communal Areas

Entrance door, Intercom entry; Opening to Communal hallway, office and seating area.

## Private Door And Hallway

Private front door, opening to hallway with intercom system and emergency pull cord.

## Lounge

11'5" x 13'5" (3.5 x 4.1)

UPVC double glazed window, electric storage heaters, TV point, archway into kitchen. Emergency pull cord.

## Kitchen

7'10" x 5'10" (2.4 x 1.8)

UPVC double glazed window with side aspect, fitted wall, drawer and base units with worktop, stainless steel sink with mixer tap, electric hob and oven with extractor hood, part tiled walls. space for fridge freezer. Emergency pull cord.

## Bathroom

6'6" x 5'6" (2.0 x 1.7)

Tiled floor and walls, low level WC, hand wash basin with storage, panelled bath with electric "Triton" shower over, wall mounted towel rail. Emergency pull cord.

## Bedroom

17'0" x 8'6" (5.2 x 2.6)

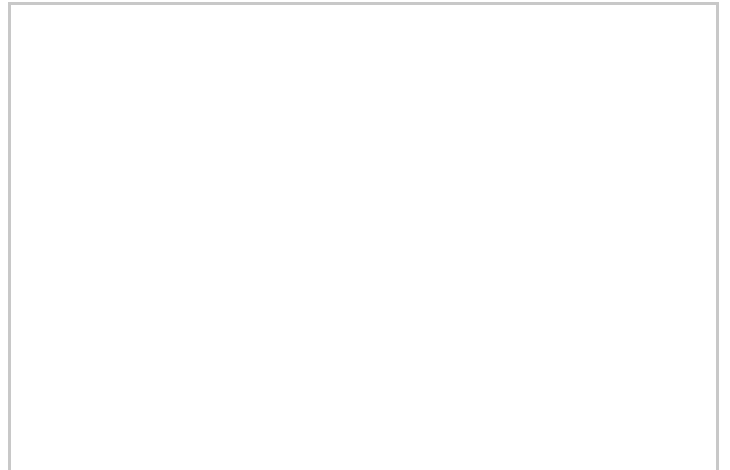
UPVC double glazed window with communal garden view, electric storage heater, built in wardrobes. Emergency pull cord.

## Communal Garden

Lawned area, mature borders,

## Parking

Off road parking



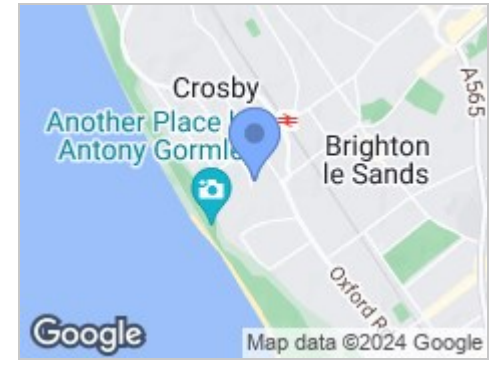
## Road Map



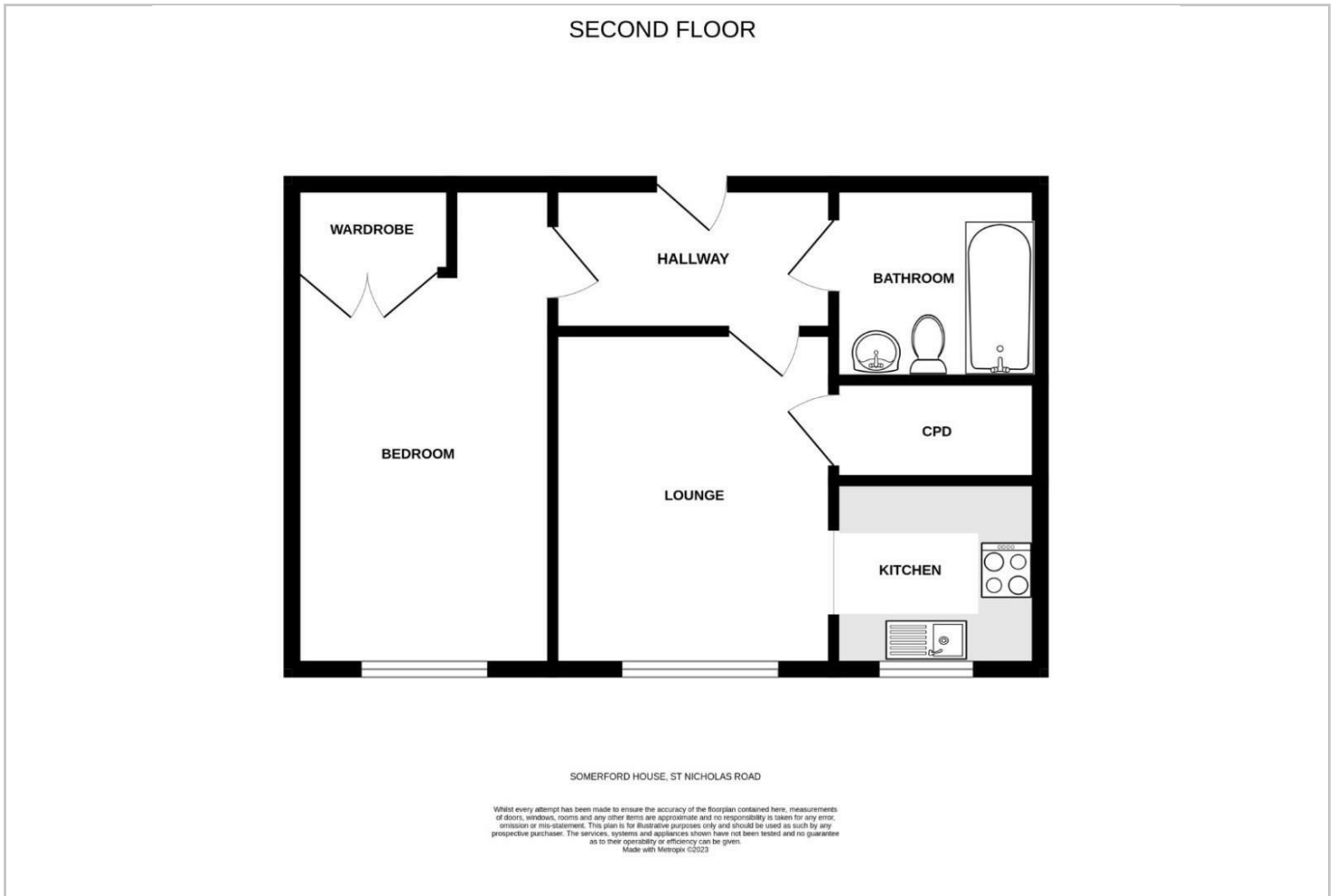
## Hybrid Map



## Terrain Map



## Floor Plan

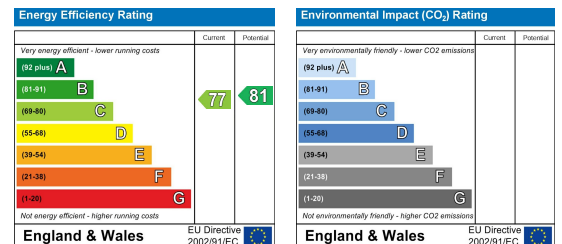


## Viewing

Please contact our Crosby Office on 01519093003 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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