BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com



Waters Edge Burbo Bank Road, Liverpool, L23 6TQ

£280,000

Berkeley Shaw are delighted to offer for sale this beautifully presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, enjoying a sought-after SEAFRONT LOCATION with a PRIVATE ENTRANCE, allocated parking and a balcony with SEA VIEWS.

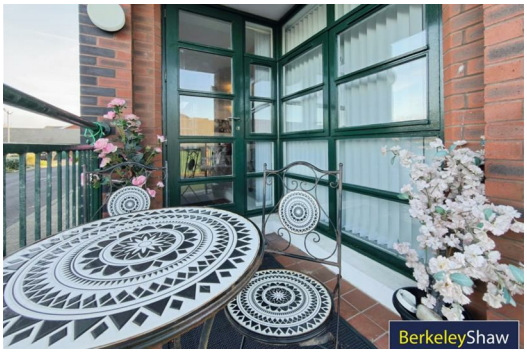
Much improved by the current vendors, the property has undergone a renovation including new carpets, updated electrics, new radiators, a new electric fireplace and painting and decorating throughout. The result is a stylish, welcoming home, ideal for buyers looking to move straight in.

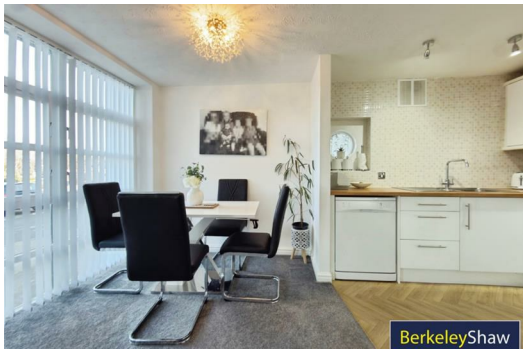
At the heart of the apartment is a modern OPEN-PLAN KITCHEN, LIVING AND DINING ROOM, providing a sociable space for everyday living and entertaining. The focal electric fireplace adds warmth and character, while the beautiful balcony offers a lovely spot to enjoy a morning coffee and take in the sea views.

The principal double bedroom benefits from an EN-SUITE SHOWER ROOM with shower, washbasin and WC. A second double bedroom provides flexible accommodation and could equally serve as a further reception room, guest bedroom or home office. The separate family bathroom includes a full-size bath, offering a choice of bathing facilities.

With allocated parking, its own entrance and a train station & Leisure Centre nearby, this appealing coastal apartment is particularly well suited to downsizers seeking comfortable accommodation in a convenient







Hall

Kitchen/Living/Dining Room
22'7" x 22'3" (6.90 x 6.80)

Balcony

Bedroom 1
14'9" x 11'5" (4.50 x 3.50)
DOUBLE

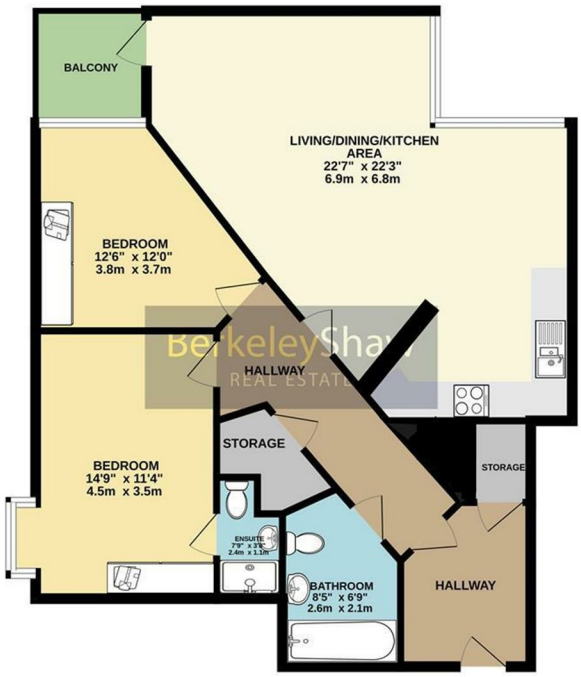
Ensuite
7'10" x 3'7" (2.40 x 1.10)

Bedroom 2
12'5" x 12'1" (3.80 x 3.70)
DOUBLE

Bathroom
8'6" x 6'10" (2.60 x 2.10)

Balcony

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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