



22B Longfield Avenue, Liverpool, Merseyside L23 2TT

Asking Price £110,000

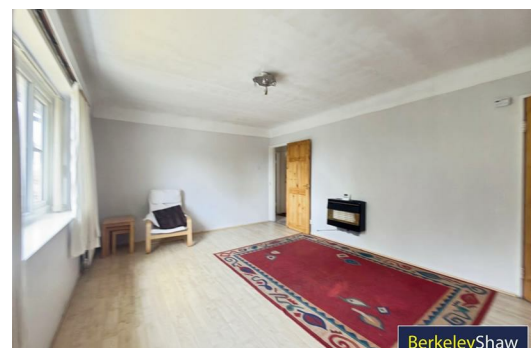
NO CHAIN – A fantastic opportunity to purchase this **SPACIOUS TWO DOUBLE BEDROOM** first floor apartment, ideally situated within walking distance of **CROSBY VILLAGE**, excellent local **SCHOOLS**, shops, cafés and convenient **PUBLIC TRANSPORT** links, making it an ideal purchase for first-time buyers, downsizers or investors.

Offering generous accommodation throughout, the property provides the perfect opportunity for a buyer to **UPDATE AND ADD VALUE** while comfortably living in the home. The accommodation briefly comprises an inviting entrance hall, a **BRIGHT AND SPACIOUS LOUNGE**, and a practical **DINING KITCHEN** with a door opening onto a private **BALCONY**, providing an ideal spot to enjoy some outdoor space.

There are **TWO GENEROUS DOUBLE BEDROOMS** and a family bathroom, with well-proportioned rooms offering plenty of flexibility to create a home tailored to your own taste and style.

Externally, residents benefit from well-maintained **COMMUNAL GARDENS**, adding to the appeal of this conveniently located apartment.

Offered for sale with **NO CHAIN**, this property presents an excellent opportunity to secure a well-located home with fantastic potential. The property has approximately **80 YEARS REMAINING ON THE LEASE**, and early viewing is highly recommended.



Front Exterior

Communal gardens, On Street Parking

Hallway

4'10" x 4'10" (1.492 x 1.479)

Composite Entrance Door, Radiator, Carpets, hanging space for coats

Lounge

16'11" x 11'10" (5.160 x 3.618)

Double glazed window, gas fire, radiator, laminate flooring.

Kitchen Diner

14'9" (into diner) x 9'0" (4.500 (into diner) x 2.747)

Double glazed windows, Double glazed exterior door to balcony, laminate flooring, 2 x storage cupboards, Boiler, kitchen area has a range of fitted wall and base units, single drainer sink, under counter fridge and freezer, washing machine, cooker, extractor hood.

Balcony

Tiled over looking communal garden to rear

Inner Hallway

3'3" x 5'11" (1.002 x 1.818)

Carpet, access to bedrooms and bathroom, floor to ceiling storage cupboard

Bedroom 1

11'11" x 12'11" (3.636 x 3.952)

Double glazed window, radiator, laminate flooring, blinds

Bedroom 2

11'7" x 9'10" (3.532 x 3.008)

Double glazed window, Radiator, carpet

Bathroom

5'10" x 7'8" (1.790 x 2.345)

Double glazed window, fully tiles walls, laminate flooring, bathroom suite comprises of Bath with electric shower over, low level w.c., sink

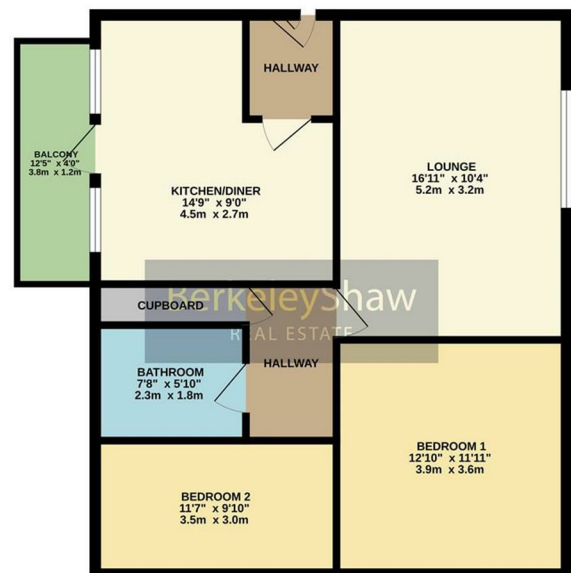
Rear Exterior

Communal Gardens and parking, Access to lockable storage shed.

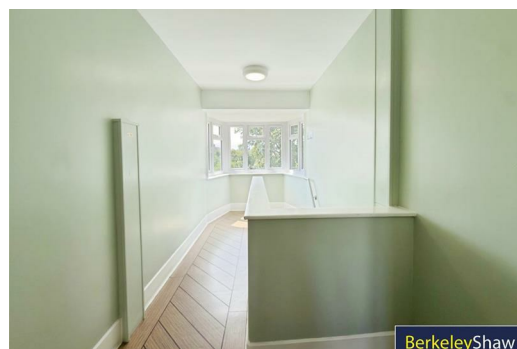
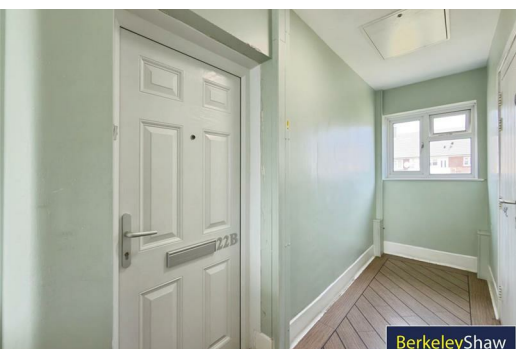
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 12/05



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