



## 34 Burbo Point Hall Road West, Liverpool, Merseyside L23 8SY

£375,000

Berkeley Shaw Estate Agents are pleased to offer this STUNNING First floor apartment with uninterrupted SEA VIEWS of Crosby beach which is home to Anthony Gormley IRON MEN situated on the SEAFRONT, close to transport links and local amenities.

This beautifully presented apartment benefits from UPVC double glazing, gas fired central heating and clean air system. The property comprises of reception hall, cloaks room, lounge with balcony, fitted kitchen/ diner, two double bedrooms with two luxury en-suites. There are communal gardens, underground parking and a telephone entry system.

Viewing is highly recommended to fully appreciate this property



## Communal Area

Immaculate Lobby with lift and stairs to 1st floor.

## Hallway

10'5" x 22'11" (3.2 x 7.0)

Spacious hallway with double storage cupboard, radiator, karndean flooring

## Cloakroom

Wall mounted sink, contemporary low level W/C, inset mirror, inset light , part tiled walls, tiled floor.

## Lounge

20'8" x 17'4" (6.3 x 5.3 )

UPVC double glazed windows to front and side, two sets of UPVC tilt and slide patio doors leading onto a balcony which has fabulous views over the estuary, Welsh hills and Liverpool skyline, marble fire surround with marble hearth, inset living flame gas fire, radiator.

## Kitchen/dining area

20'4" x 15'5" (6.2 x 4.7)

UPVC double glazed floor to ceiling window overlooking the river, Welsh Hills and Liverpool Skyline, UPVC double glazed windows to side and front. Range of wall and base units with display cabinet, one and half stainless steel sink with mixer tap, integrated AEG fridge, integrated AEG electric oven, integrated AEG microwave with grill, induction electric hob, glass splash back, stainless steel chimney style extractor fan, AEG plate warmer, integrated AEG dishwasher, integrated AEG washing machine/dryer. Central Island housing integrated fridge and freezer, drawer unit, granite worktops, inset lights, radiator, karndean flooring.

## Master Bedroom

13'9" to wardrobe x 10'9" (4.2 to wardrobe x 3.3)

UPVC double glazed French doors with Juliette balcony overlooking West Lancs Golf Club, fitted wardrobes, radiator.

## En-Suite shower Room

UPVC double glazed frosted window to rear, porcelanosa suite comprising of a walk in shower cubicle with mains shower, circular wash basin, mixer tap, low level W/C, wall mounted mirror, stainless steel heated ladder towel rail,

extractor fan, inset lights, fully tiled walls and floor with under floor heating.

## Bedroom 2

9'10" to wardrobe x 14'9" (3.0 to wardrobe x 4.5)

UPVC double glazed window with views over the estuary and Welsh Hills, fitted wardrobes, radiator.

## En-suite bathroom room

The bathroom comprising of a Porcelanosa Suite providing a panelled bath with mains shower over, shower screen, vanity unit with wash basin, mixer tap, wall mounted mirror, low level W/C, stainless steel heated ladder towel rail, fully tiled walls and floor with under floor heating.

## Underground Parking

Open plan designated underground parking with individual storage cage accessed by electric barrier.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

