



## 44 Martindale Road, Liverpool, Merseyside L18 3LQ

£145,000

Are you looking to downsize or looking for an ideal investment opportunity?

This ground floor apartment is brought to the sales market by Berkeley Shaw Real Estate. Situated in the popular Martindale Road development in the sought after postcode of L18, the surrounding area boasts a wide variety of amenities. Woolton Road & Allerton Road offer a variety of shops, restaurants, cafes & bars.

The property is currently let for £795pcm and is available with vacant possession or alternatively with a sitting tenant.

Accessed via the communal hallway, the accommodation briefly comprises; entrance hall with cloaks area, living room with dual aspect windows, fitted kitchen, a double bedroom and modern shower room. Further benefits to the apartment include no onward chain, double glazing and a garage.

Get in touch straight away to arrange a viewing!

Tenure: leasehold 952 years remaining

Council tax band: B



## Entrance hall

Electric heater, intercom & cloaks area.

## Living room

2 x double glazed windows, storage heater & electric fire.

## Kitchen

Double glazed window, composite sink, range of wall & base units, laminate floor, tiled splash back, extractor hood & electric heater.

## Bedroom 1

Double glazed window & fitted wardrobes.

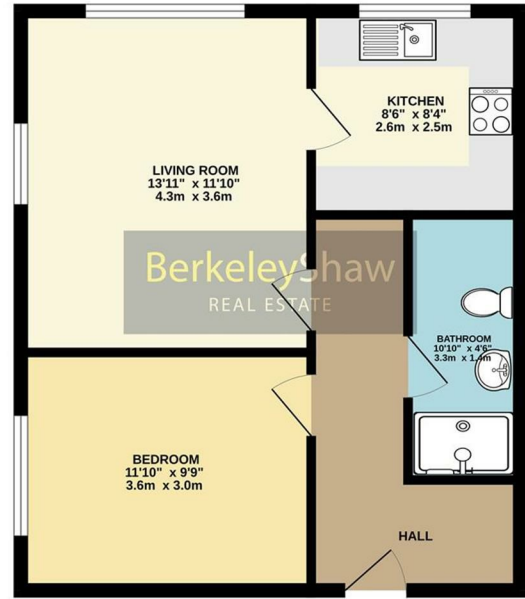
## Shower room

WC, basin, shower unit with electric shower, tiled floor, tiled walls, extractor fan & spotlights.

## Externally

Resident parking & garage.

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 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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