



## 31 Dowhills Park, Liverpool, L23 8SS

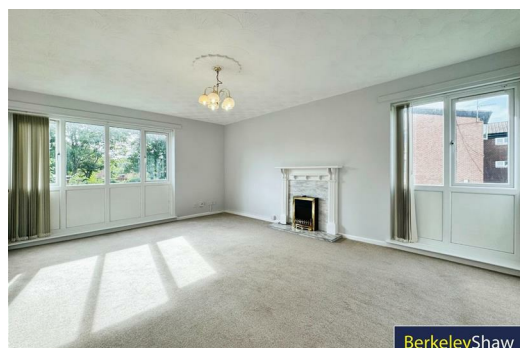
£160,000

Welcome to this two-bedroom first floor apartment situated in Dowhills Park, Blundellsands.

Berkeley Shaw Real Estate is ecstatic to offer for sale this two-bedroom first floor apartment situated in the popular Dowhills Park development. This is an ideal purchase for a wide variety of buyers whether you are looking for an ideal buy to let investment, you are a first-time buyer looking to take your first steps onto the property ladder, or you are a downsizer looking to stay in Blundellsands. The property is just minutes' walk from Hall Road Train Station making this ideal for any commuters needing easy access into Southport or Liverpool.

The absence of an onward chain means a smoother and quicker transition for the new owners.

Accessed via the communal hallway with stairs access, the accommodation briefly comprises; entrance hall with two storage cupboards, one of which has the potential for conversion into an office space or walk in wardrobe. From here, you access two double bedrooms, the master suite benefits from fitted wardrobes, a three piece bathroom & open plan living room/kitchen. This is a great space for relaxing and entertaining guests. The kitchen comes complete with white goods and has a further storage room. Externally, there is communal parking and a private garage. Further benefits to the property include double glazing and gas central heating and benefits from a recent electric re-wire.



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			

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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, levels and any other data are approximate and the responsibility shall be and remain of the vendor or lessor. This plan is for illustrative purposes only and should be used in conjunction with any professional's drawings. The vendor, agent and purchaser shall have no responsibility and no liability as to their accuracy or efficiency can be given. Made with Microsoft Office.



BerkeleyShaw



BerkeleyShaw



BerkeleyShaw



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

