



20 Dowhills Park, Liverpool, L23 8SS

Offers Over £150,000

NO CHAIN This spacious flat located in the sought-after Dowhills Park area of Blundellsands, close to TRAIN station and Crosby BEACH. Situated on the first floor, this property boasts two DOUBLE bedrooms, ideal for professionals looking for an easy COMMUTE or those looking to DOWNSIZE but have easy access to Liverpool City Centre via direct Northern Line.

On entering there is a wide hallway with access to a useful store room, ideal for washing and ironing. There are two good-sized double bedrooms, a spacious & sunny dual aspect living and dining room, perfect for entertaining guests or simply relaxing after a long day with focal feature fireplace.

The property features a well-maintained bathroom, will full-size bath and over shower accommodating all preferences.

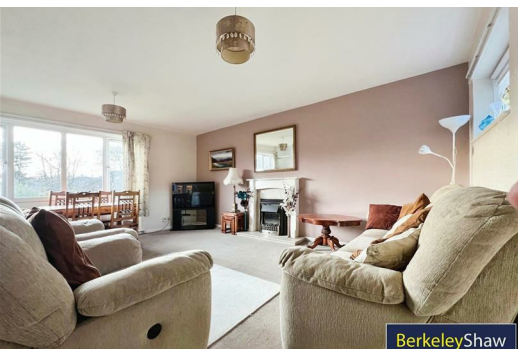
There is a garage included and allocated parking space, so say goodbye to the hassle of searching for parking after a long day at work!

Service Charge £65.05 per Month

Lease Started 16 December 1985

Lease Ends 15 December 2200

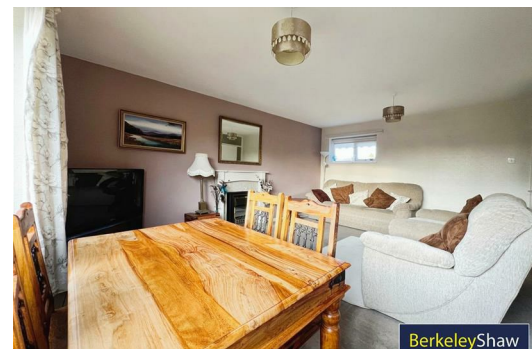
176 Years Remaining



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Hall
23'10" x 3'10" (7.28 x 1.18)

Bedroom 1
10'1" x 14'6" (3.08 x 4.43)

Bedroom 2
9'9" x 14'6" (2.98 x 4.43)

Store Room
6'11" x 3'8" (2.12 x 1.13)

Bathroom
6'11" x 6'4" (2.13 x 1.95)

Lounge/Diner
17'10" x 13'1" (5.46 x 4.00)

Kitchen
10'0" x 7'10" (3.07 x 2.41)

Garage

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, ceilings, etc. may vary slightly from those shown and no responsibility is taken for any error. It is recommended that you obtain a professional surveyor's report if you are considering a prospective purchase. The services, systems and appliances shown here are not tested and no guarantee is given as to their operation or efficiency for any given time.



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