

SALE

AGREED

142 Quebec Quay, Liverpool, Merseyside L3 4ES **Offers in the region of £162,500**

Bluerow Homes are pleased to offer this spacious 2 bedroom apartment situated in the ever popular Quebec Quay development. The property benefits from secure access to the communal hallway and through to the apartment, dining kitchen, lounge, 2 bedrooms with en-suite to master, and a family bathroom. Outside there are well tended grounds and allocated parking. Early viewing is advised.

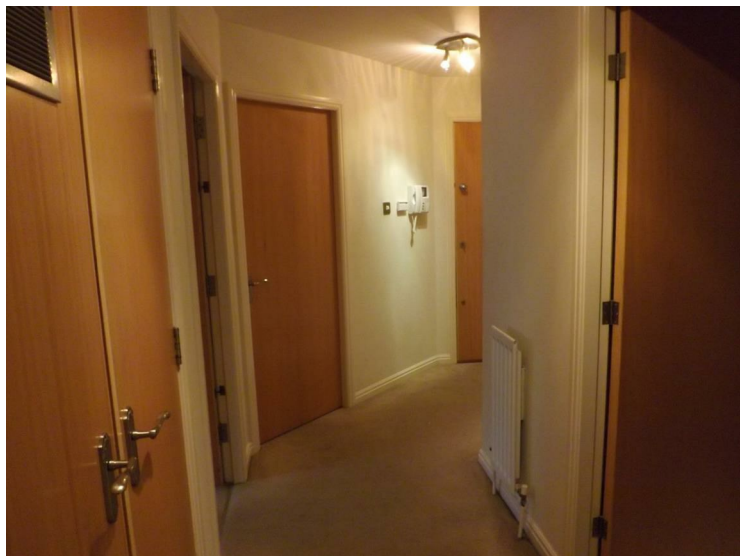
- 2 bedroom apartment
- Allocated parking space
- En-suite to master
- Income potential

Communal Entrance

Audio entry system, post box collection, lift and stairs to all floors.

Entrance Hallway

Intercom entry handset, carpet flooring, storage cupboard housing hot water tank, downlights, radiator.



Master Bedroom

9'6" x 12'4" (2.92 x 3.78)

Carpet flooring, wall of fitted wardrobes, down lighters, radiator, 2 x double glazed windows



Lounge/Dining Room

11'1" x 15'3" (3.4 x 4.67)

Carpet flooring, radiator, ceiling lighting, uPVC double glazed french doors to juliet balcony



En-suite

Shower room comprising step up shower cubicle, low level w.c., wash hand basin, wall mirror, part tiled walls, downlights



Kitchen

8'5" 9'8" (2.59 2.97)

Fitted with a range of wall base and drawer units, integrated dishwasher, space and plumbing for washer/dryer, oven, hob and extractor hood. Work surfaces, down lighters, radiator, part tiled walls and floor

Bedroom 2

7'10" x 10'4" (2.41 x 3.17)

Carpet flooring, suspended ceiling lighting, gas central heating radiator, uPVC double glazed window



advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bathroom

Three piece suite comprising panel bath with shower over, low level w.c., wash hand basin, part tiles walls, down lighters, wall mirror



Outside

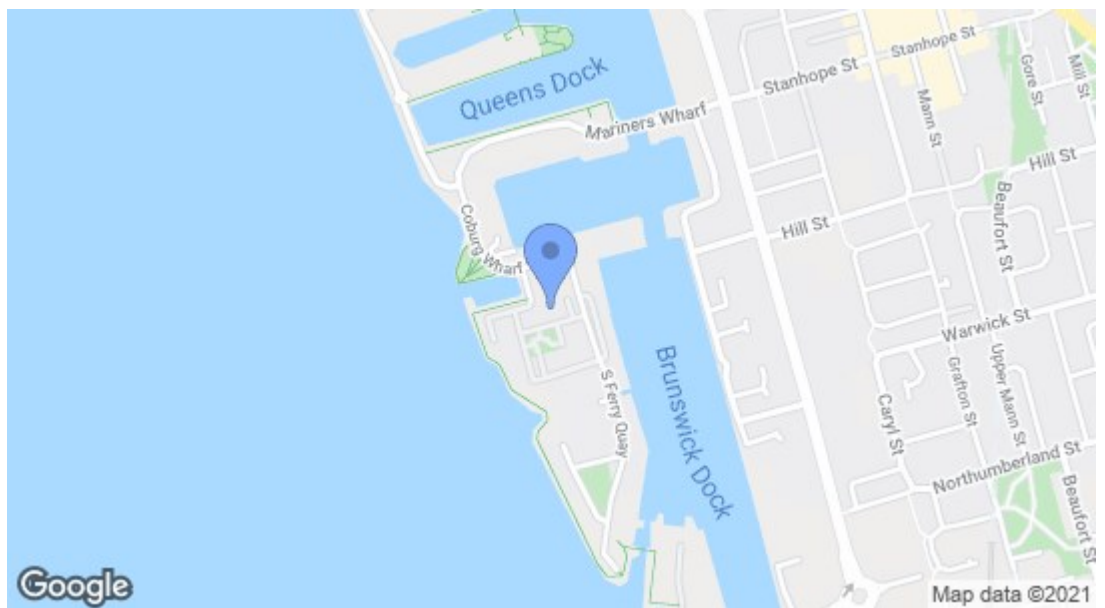
Communal gardens and allocated parking bay



Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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		65	68
(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	



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