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## Croxteth Road, Liverpool, L8 3UJ

**£69,950**

We are pleased to announce for sale this third floor, two bedroom apartment which does require some updating but would be an ideal first time buy or investment. The property is close to both Princess and Sefton Parks and benefits from UPVC double glazing and under floor heating. The accommodation briefly comprises of: entrance hallway, lounge, kitchen, two good sized bedrooms and a family bathroom. Externally the property benefits from having a garage and communal gardens. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.



## Entrance

Intercom system and lift.

## Hallway

Door to communal hallway

## Lounge

15'11" x 12'4" (4.86 x 3.76)  
UPVc double glazed window.

## Kitchen

12'4" x 7'6" (3.78 x 2.29)  
UPVc double glazed window, range of wall and base units, sink, plumbed for washing machine, and part tiled walls.

## Bedroom One

13'5" x 9'7" (4.10 x 2.94)  
UPVc double glazed window, and fitted wardrobe.

## Bedroom Two

13'3" x 10'0" (4.06 x 3.07)  
UPVc double glazed window and fitted wardrobe.

## Bathroom

7'9" x 5'5" (2.38 x 1.67)  
UPVc double glazed window, panelled bath, low level wc, pedestal hand wash basin, and part tiled walls.

## Garage

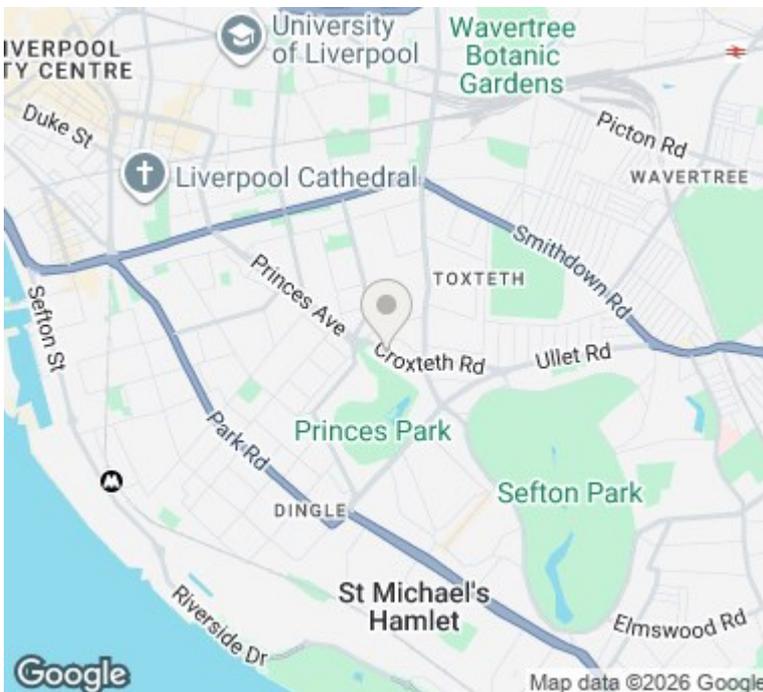
Up and over door.

## External

Access to a communal garden.

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



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