



113 Acorn Court, Liverpool , Merseyside L8 5TD
Asking price £69,950

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If Location, Location, Location is a main priority. Then Bluerow Homes just the thing in offering for sale this property being close to one of Liverpool's newest popular areas, the 'Baltic Triangle' is surely one not to be missed.

Located off Upper Warwick Street this one bedroom two storey property briefly comprises of a Private entrance, hall, lounge and kitchen to the ground floor. To the first floor there is the bedroom and a bathroom. Outside there are communal gardens and allocated parking. The property also benefits from Having newly fitted gas fired central heating and double glazing . With transport links, shops and Liverpool city centre nearby. An internal inspection is recommended for this property with NO CHAIN.

Figures to be verified
Service charge: £869.70 per annum
Term : 150 years from 1 March 1992
Rent : A Peppercorn

Entrance Hall
Wood effect laminate flooring, under stairs storage cupboard, Access to kitchen and lounge.

Lounge
13'5" x 14'5" (4.1 x 4.4)
Double glazed window to front. Stairs to first floor. Radiator.

Kitchen
5'6" x 7'2" (1.7 x 2.2)
Double glazed, window to front aspect, fitted range of wall and base units and work surfaces. Plumbing for washing machine. Stainless steel sink unit, Boiler, part tiled walls.

Bedroom
12'5" x 8'6" (3.8 x 2.6)
Double glazed window to front aspect, Radiator, fitted wardrobes.

Shower Room
Double glazed window to front. Shower Cubicle. Low level wc. Pedestal wash basin. part tiled walls. Radiator.

Parking
Allocated Space

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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		92
(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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