



**X Building 30 Bixteth Street, Liverpool , Merseyside L3 9BB**  
**Offers in the region of £120,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are pleased to offer for sale this second floor apartment situated in this popular and convenient location within Liverpool's Central Business District. The accommodation briefly comprises entrance hallway, living room/dining room, kitchen, bedroom and bathroom and julliet balcony. The property benefits from double glazing, electric heating and residents permit parking is available. The property would make a ideal investment opportunity or first home. An early inspection is highly recommended. The property is situated on the right hand side of Bixteth when accessed from Tithebarn Street in a popular and convenient part of Liverpool's Central Business District. A wide range of amenities are available within walking distance and excellent public transport services are available via both road and rail bringing outlying suburbs and nearby conurbations to within easy reach.

### X Building

Bluerow Homes are pleased to offer for sale this second floor apartment situated in this popular and convenient location within Liverpool's Central Business District. The accommodation briefly comprises entrance hallway, living room/dining room, kitchen, bedroom and bathroom and julliet balcony. The property benefits from double glazing, electric heating and residents permit parking is available. The property would make a ideal investment opportunity or first home. An early inspection is highly recommended.

The property is situated on the right hand side of Bixteth when accessed from Tithebarn Street in a popular and convenient part of Liverpool's Central Business District. A wide range of amenities are available within walking distance and excellent public transport services are available via both road and rail bringing outlying suburbs and nearby conurbations to within easy reach.

### Communal Entrance

Stairs and lifts to upper floors. Postbox collection

### Apartment Entrance

Electric heater, laminate flooring, two store cupboards one housing hot water cylinder and services, inset spotlights.

116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com

### Living/Dining Room

30'5" x 10'5" (9.29m x 3.20m)

Two double glazed windows and double glazed door leading to Juliette balcony, Two wall mounted electric heaters and intercom handset.

### Fitted Kitchen

7'8" x 8'0" (2.36m x 2.46m)

Fitted with a range of wall, base and drawer units with worktops incorporating stainless steel sink unit with mixer tap, fitted oven, hob and hood, inset spotlights, tiled floor, part tiled walls, integrated lighting and appliances including dishwasher, fridge freezer, washing machine.

### Double Bedroom

16'0" x 6'6".226'4" ( 4.88m x 2..69m)

Carpet flooring, double glazed window and wall mounted electric heater.

### Bathroom

white suite comprising bath with shower over, wash hand basin, w.c., heated towel rail, wall mirror, shaver point, part tiled walls and tiled floor.

### 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 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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

