



Rice Lane, Liverpool, L9

£100,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

Housesimple is pleased to present a STUNNINGLY RENOVATED flat in Liverpool. This apartment has been fully re-done, from new plastering and windows to a new electrical system and higher ceilings. The building has a new roof and double glazing. Everything is to a high spec and every detail has been co

Key features:

- Electric Heating
- skylights
- brand newly refurbished
- breakfast bar
- waterfall shower
- fully integrated kitchen
- Washing machine
- fridge and couch included
- USB sockets
- sound proof windows
- high ceilings

Extra info:

- **Property Age:** 2019 years
- **Council Tax:** Band A (£1222.92 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Street Parking



Housesimple is pleased to present a STUNNINGLY RENOVATED flat in Liverpool. This apartment has been fully re-done, from new plastering and windows to a complete re-wire of electrical system with higher ceilings. The building has a brand new roof and double glazing. Everything is to a high spec and every detail has been considered - even USB sockets and a built-in foldable breakfast bar.

On the first floor of the two-story apartment, there is a newly decorated bathroom with bath, shower, WC, towel rail, basin and LED mirror. There is also an integrated kitchen with a fold-away breakfast bar to utilize space as best as possible. Finally, there is a large living room with digital electric fire, which also has a door to under-stairs storage space. Upstairs there is loft storage space and on landing with two large bedrooms, one with fitted wardrobes and the other with skylights.

Excellent amenities close by like newsagent, beauty and hairdressers, pub, pizza house, chip shop, tanning studio, thai massage, gym and cafes, Aldi and Sainsbury petrol station and supermarket are all within 5 minutes walk. It's close enough for public transport to Aintree Hospital and Racecourse, LFC and EFC football stadium.

This flat has been re-done to an impeccably high standard - not one thing has not been thought about when remodeling - it is in an amazing location and would be ideal for a first-time buyer.

MEASUREMENTS in meters

Kitchen - 1.63 x 3.87

Living room - 3.43 x 4.3

Under-stairs storage - 0.81 x 2.13

Bathroom - 1.37 x 2.87

Bedroom 1 - 4.31 x 4.18

Bedroom 2 - 4.26 x 4.17

Floor plan:



Total area: approx. 96.5 sq. metres (1038.4 sq. feet)

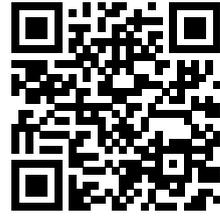
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C		73	73
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C		75	75
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC 	

MISREPRESENTATION ACT, 1967.

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