

**BerkeleyShaw**

## Crosby Road North, Liverpool, L22 0QH

### Offers Over £150,000

Modern Ground-Floor Apartment in the Heart of Waterloo – No Onward Chain

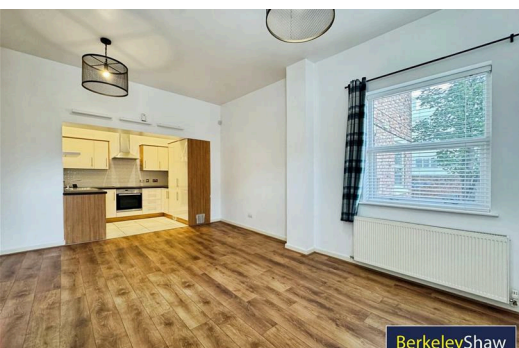
Welcome to Poppy Place – a beautifully presented two-bedroom ground-floor apartment right in the centre of Waterloo, perfectly suited for first-time buyers, downsizers, or investors looking for something move-in ready and full of charm.

Set within an attractive period building, this stylish home blends character features with a modern, easy-living feel. Step inside and you'll find a spacious hallway leading to a bright and airy open-plan lounge and dining area, complete with a sleek fitted kitchen – the ideal space to unwind, entertain, or work from home.

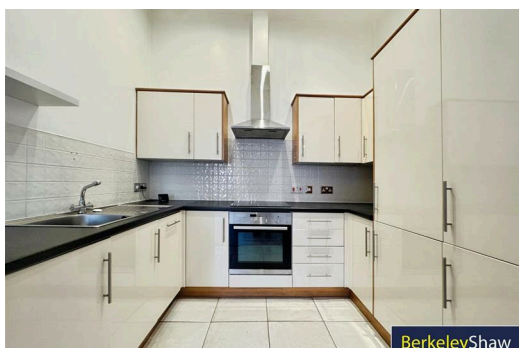
Both bedrooms are generous doubles, with the main bedroom boasting a smart en-suite shower room, while the modern family bathroom has been finished to a high standard, adding that extra touch of comfort.

Outside, there's a lovely garden area to the front, and to the rear, you'll find private residents' parking and a secure entry system for peace of mind.

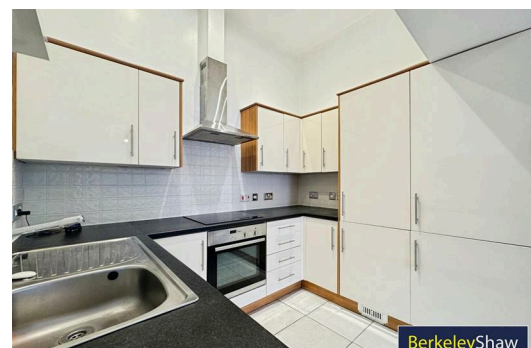
Location-wise, it doesn't get much better. You're just a short walk from Waterloo station, making commuting a breeze, and you've got a fantastic choice of shops, cafés, restaurants and bars right on your doorstep. Fancy



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## Entrance Hall

This welcoming entrance hall leads through the flat, featuring wood effect flooring and neutral walls, enhanced by recessed ceiling lights. It provides a clear path to the living and dining area and the adjacent rooms, making it a practical and inviting introduction to the home.

## Living/Dining Area

17'9" x 16'6" (5.4m x 5.0m)

The living and dining area is a spacious and bright room measuring 5.4m by 5.0m, offering ample space for both relaxing and entertaining. It features large windows that fill the space with natural light and wood effect flooring that adds warmth with the added bonus of additional storage. The room flows seamlessly into the kitchen area, creating an open-plan feel that maximises space and practicality.

## Kitchen

9'1" x 7'5" (2.8m x 2.3m)

The kitchen, measuring 2.8m by 2.3m, is thoughtfully designed with a modern layout and plenty of storage. It features sleek cabinetry in a light finish complemented by darker work surfaces, a built-in oven, hob, and extractor, fridge freezer as well as a stainless steel sink. The tiled floor is practical and easy to maintain, making this a well-equipped space for preparing meals.

## Master Bedroom

11'8" x 9'2" (3.6m x 2.8m)

The master bedroom measures 3.6m by 2.8m and includes an en-suite bathroom for added privacy and convenience. The room features wood effect flooring and bright white walls, with two windows letting in plenty of natural light. The en-suite benefits from modern fittings and a sleek finish, making it a comfortable and restful space.

## En-suite shower

Modern suite completed with WC, basin, walk in shower, heated towel rail with tiled floors & walls.

## Bedroom 2

12'11" x 8'10" (3.9m x 2.7m)

Bedroom 2, sized at 3.9m by 2.7m, is a cosy room with wood effect flooring and fresh, neutral walls. Two windows provide natural light, enhancing the airy feel of the room. Its straightforward layout offers great versatility for use as a guest room or home office.

## Bathroom

The main bathroom is fully tiled and fitted with contemporary fixtures, including a bath with an overhead shower, a pedestal sink, and a toilet. The neutral colour palette and clean design create a fresh and functional space for daily use.

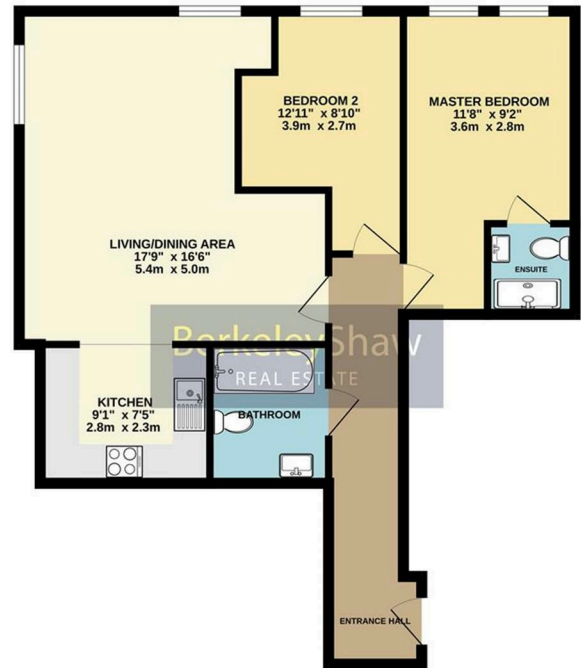
## Externally

Allocated parking space, communal gardens and secure access into the building.

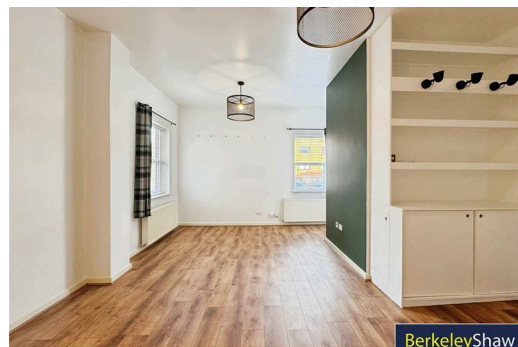
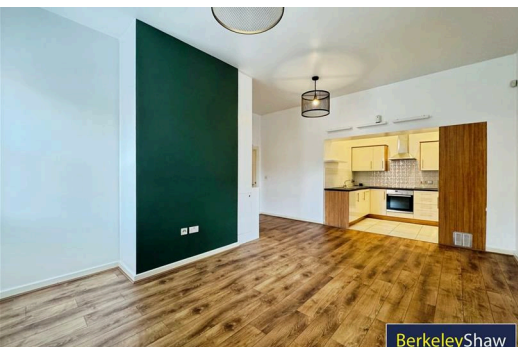
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mergen C2025



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