

For Sale

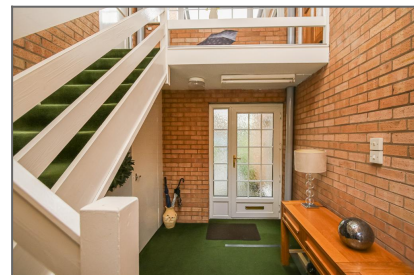
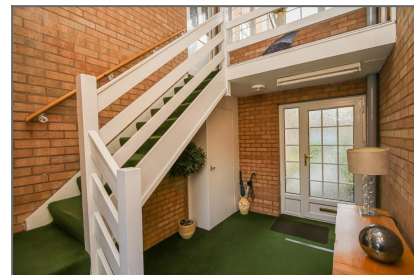
Rivington Close, Birkdale, PR8 4DP



**Offers in Excess of £109,950 -
Under Offer**

2 bedroom Apartment

- ✓ **Two Bedroom Apartment**
- ✓ **Superb Investment Opportunity**
- ✓ **Garage & Parking Space**
- ✓ **Viewing Highly Recommended**
- ✓ **Sought After Birkdale Location**
- ✓ **No Onward Chain**
- ✓ **uPVC Double Glazed & G/C Heating**
- ✓ **EPC Band Rating - C**



Description

We are delighted to present a charming first-floor apartment situated in Rivington Close, nestled in the heart of Birkdale, Southport. This delightful residence is a stone's throw from the quaint Birkdale Village, renowned for its vibrant array of shops, cafes, and restaurants, along with excellent transport links for effortless commuting. Embraced by the community's serene ambience, this apartment offers a tranquil retreat without sacrificing the convenience of urban living.

Upon entering the communal atrium-style entrance, shared with just one other apartment, guests are greeted by a space that exudes a warm welcome, accessible via the uPVC doors at both the front and rear. Ascending the stairs to the open-plan first-floor landing, the front door opens to reveal a bright, L-shaped central hallway, introducing a well-considered layout. The apartment comprises a fully fitted kitchen, resplendent with an electric hob, abundant storage, and generous counter space, meticulously designed to cater to culinary enthusiasts. Furthermore, provisions are in place for white goods, ensuring practicality and convenience. The spacious lounge/diner offers a picturesque view of the front garden, creating an idyllic setting for both relaxation and entertainment. The accommodation further benefits from two sizable double bedrooms, with the principal bedroom boasting an extensive suite of fitted wardrobes, complete with hanging space, shelving, and a dressing table with drawers. A well-appointed shower room with a heated towel rail completes the internal offerings, marrying functionality with comfort.

Externally, the property is equally impressive. The front garden's landscaping is a testament to meticulous care, featuring manicured lawns and mature shrubs that invite a sense of calm and beauty. Meanwhile, the rear of the property houses garages, one of which accompanies this apartment, alongside additional visitor parking, an amenity that is highly valued within such a sought-after locale.

This apartment is a rare gem that balances the grace of its surroundings with the practicality and comfort of modern living. We encourage interested parties to act promptly to secure this exquisite home. To avoid disappointment, please contact Bailey Estates at 01704 564163 to arrange a viewing and take the first step towards claiming this enviable address as your own.

Location

From Bailey Estates Birkdale office, turn left and then take the second road on the right. 18 Rivington Close will be further sown on the right.

First Floor

Entrance Hallway - 11' 1" x 9' 4" (3.4m x 2.85m) Stepping through the uPVC doors of this comfortable apartment, one at the front and another at the back, residents and guests are welcomed into an atrium-style hallway that sets a pleasant tone for the home. The entrance area is practical yet inviting, featuring a



modest storage cupboard under the stairs, ideal for tucking away outdoor attire and essentials, keeping the space tidy and uncluttered. Ascending the stairs, you arrive at a well-proportioned, open-plan first-floor landing. Bathed in natural light from the uPVC window that affords a view of the property's front aspect, this communal space exudes an air of openness and connectivity. It serves as a neat division, with the front doors to the two apartments that share this landing branching off to either side.

This setup ensures that while the entrance and landing are communal, privacy is well maintained for each residence. The design of the shared spaces reflects the balance of the apartment itself; functional, straightforward, and maintaining a pleasant aesthetic without excessive grandeur. It's a comfortable, homely approach that aligns perfectly with the overall ambience of this agreeable dwelling. Open your front door and step into a welcoming, central L-shaped hallway.

Lounge/Diner - 15' 10" x 10' 2" (4.85m x 3.1m) The lounge/diner of this apartment is a generously sized, light-filled space where ease and comfort take centre stage. A large uPVC window punctuates the room, offering unobstructed and soothing views of the manicured and artistically landscaped garden below, inviting the changing seasons into the home. Beneath this window, a panelled radiator ensures the room remains warm and welcoming throughout the year, enhancing the cosiness of the space. The room is finished with coving to the high perimeter, adding a classic decorative touch that frames the space with subtle sophistication. A central ceiling light casts an ambient glow as evening falls, creating an inviting atmosphere for dining, relaxing, or entertaining guests.

Kitchen - 7' 10" x 9' 4" (2.4m x 2.85m) The kitchen in this apartment is a thoughtfully arranged space, designed to cater to the needs of modern living. It boasts a good selection of base and wall units, providing ample storage for kitchen essentials. The counter space is generous, affording the culinary enthusiast plenty of room to prepare meals with ease and comfort. Integrated appliances blend seamlessly into the design, featuring a Belling eye-level oven and a Belling electric hob for reliable cooking performance. The stainless steel sink and drainer are practical elements, positioned thoughtfully for ease of use. The inclusion of dedicated spaces and services for a washing machine, an under-counter fridge, and an under-counter freezer means that the kitchen is well-equipped for all household needs without compromising on space.

A wall cupboard discreetly houses the Worcester boiler, ensuring the room remains sleek and uncluttered. The twin lights to the ceiling provide ample illumination to the space, creating a bright and inviting atmosphere.

To the rear aspect, a large uPVC window with a fitted roller blind allows for natural light to stream in, whilst offering the option of privacy when desired. The vinyl flooring rounds off the kitchen, offering a durable and easy-to-clean surface that's in keeping with the practical and well-maintained ethos of the apartment.

Bedroom 1 - 12' 1" x 10' 2" (3.7m x 3.1m) The largest of the two double bedrooms is a comfortably proportioned bedroom that serves as a peaceful



retreat from the bustle of daily life. A uPVC window to the rear allows for a cascade of natural light to enter the space, creating a bright and airy atmosphere, while the panelled radiator situated conveniently beneath ensures warmth and comfort in the cooler months.

One of the standout features of this bedroom is the comprehensive suite of built-in wardrobes. These wardrobes provide a wealth of storage options with ample hanging space and shelving, perfect for organising clothing and personal items. Overhead cupboards offer additional storage for less frequently used items, maximising the use of space in the room. The inclusion of a dressing table with drawers integrates convenience into the room's layout, offering a dedicated space for personal grooming and additional storage.

The bedroom's floor is laid with bare floorboards, presenting a blank canvas for the new occupants to add their choice flooring to their taste, adding character and warmth to the room. A central ceiling light fixture provides a focal point for the ceiling and ample light for the entire room, enhancing the overall sense of space.

Bedroom 2 - 8' 10" x 9' 4" (2.7m x 2.85m) Bedroom 2 is a delightful space, benefiting greatly from its position within the apartment. The front aspect features a charming bay fitted with uPVC windows, framing the serene views of the garden below and allowing an abundance of natural light to flood the room. The outlook provides a tranquil backdrop to the bedroom, perfect for those who appreciate a room with a view and the calming influence of nature. Directly beneath the windows, a panelled radiator ensures that the room remains comfortably heated, providing a cosy environment regardless of the season.

Family Shower Room - 8' 10" x 9' 4" (2.7m x 2.85m) A good size shower room with a large corner shower complete with in shower seat, a pedestal sink, a low level dual flush WC, a heated towel radiator, fully tiled walls and floor and a uPVC patterned and frosted window to the side aspect.

Exterior

Front Exterior - The front exterior of the apartment complex presents a meticulously maintained visual delight. The communal lawns are manicured with precision, offering a lush green canvas that complements the property's overall aesthetic. These lawns are bordered with carefully selected plants, adding texture and colour to the serene outdoor space.

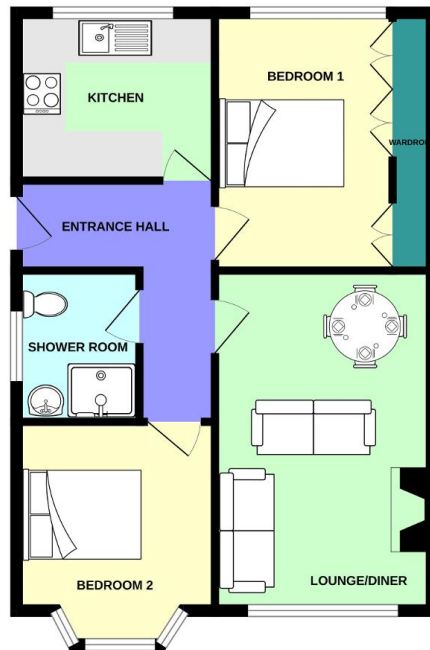
Adding a personal touch to the pathways and entrances, residents have adorned these spaces with their own selection of planters. These individual contributions create a sense of community and ownership, while also enhancing the natural beauty of the exterior with a variety of blooms and foliage. The presence of mature shrubs and trees provides a sense of established grace, their growth over the years contributing to a secluded and private atmosphere. These verdant touches not only enrich the visual appeal but also foster a welcoming environment for both residents and visitors alike.

The thoughtful landscaping and personal gardening efforts converge to create an inviting frontage that speaks to the pride of the residents and their commitment to creating a harmonious and appealing place to live.

Rear Exterior - One of the notable features of this well-planned space is the inclusion of private garages, and notably, one of these belongs to the apartment in question. This garage provides a secure, covered space for a vehicle, protecting it from the elements and adding an extra layer of security. It could also serve as additional storage space for outdoor equipment, bicycles, or seasonal items, making it a valuable asset to the apartment.

Floorplans

GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagon 15021

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

PLEASE NOTE THERE IS NO MANAGEMENT COMPANY.

TENURE: LEASEHOLD, 900 years from 25 March 1975 Ground rent £15.75

COUNCIL TAX BAND: B

LOCAL AUTHORITY: SEFTON

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.