

**For Sale**

**Carr Lane, Birkdale, PR8 3EH**



**£130,000 - Available**

## **2 bedroom Apartment**

- ✓ **'2' Bedroom Grd Floor Apartment**
- ✓ **No onward Sales Chain Delay**
- ✓ **Maintained Communal Gardens**
- ✓ **Viewing is Highly Recommended**
- ✓ **Private Entrance & Exit**
- ✓ **Secure Garage & Parking Space to Rear**
- ✓ **Close to Public Transport Bus Stops**
- ✓ **EPC Band Rating - 'C'**



## Description

Bailey Estates is thrilled to present for sale this charming 2 bedroom ground floor apartment being offered for sale with the benefit of no chain delay and full vacant possession. This attractive ground floor Hillside residence boasts its own private entrance, exit and secure garage with parking space to the rear.

Internally the property is comprising of an inviting entrance hallway, spacious reception lounge, rear fitted kitchen, two bedrooms to the front and rear of the apartment, two separate storage closets and a fitted bathroom with matching three piece suite.

Due to the location, ground floor presentation and private entrance and exit, this will make an ideal retirement downsizing property. It is close to public transport bus stops, and also backs on to Carr lane playing fields.

Viewing is highly recommended to appreciate the features of this apartment. Please call Bailey Estates on 01704 564163 to arrange a viewing or for further details.

## Location

Leave Bailey Estates Birkdale office and head south on Liverpool Rd towards Ainsdale. After approximately 1.25 miles at the traffic lights, turn left onto Carr Ln. St Mary's Gardens is situated along approximately 50 yards easily identified by a Bailey Estates FOR SALE board.

## Ground Floor

**Entrance Hallway - 8' 2" x 3' 0" (2.51m x 0.93m)** Private entrance directly into an inviting entrance hallway. Eye level double glazed window with a panelled radiator mounted below.

**Front Room - 13' 7" x 12' 1" (4.15m x 3.7m)** Spacious front reception lounge with a front double glazed window and a panelled radiator mounted below. Rear internal door directly into the kitchen.

**Breakfast Kitchen - 11' 9" x 8' 7" (3.6m x 2.63m)** Rear breakfast kitchen with a double glazed rear window and a wooden and glazed rear door allowing access to the rear exterior and communal gardens. Tiled splashback over the work surface and a soft cushion tiled effect flooring laid underfoot. There is a selection of base and eye level units with integrated appliances comprising of a low-level oven, four ring gas hob, overhead extractor and a stainless steel sink and drainer. In addition there is space and services in place for additional electrical appliances.

**Rear Hallway - 9' 10" x 3' 6" (3.02m x 1.07m)** Rear hallway with access to the bedrooms, bathroom and two ample size storage closets.

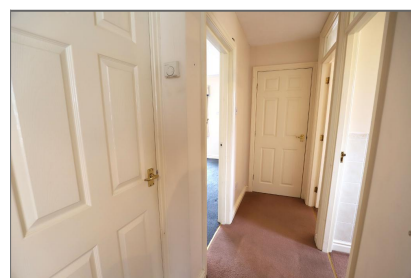
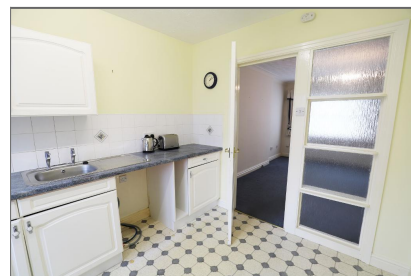




**Bathroom - 6' 11" x 6' 0" (2.12m x 1.85m)** Partially tiles walls and a double frosted glazed side window. Panelled radiator mounted to the side wall. The suite itself is comprising of a twin-grip panelled bath with shower attachment, pedestal sink and a low-level flush WC.

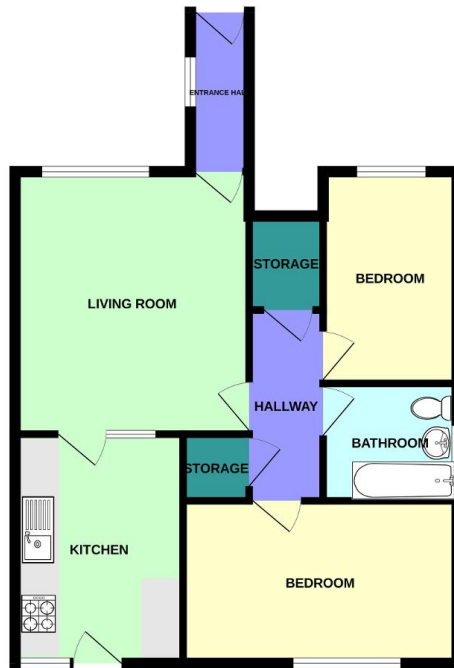
**Bedroom 1 - 14' 3" x 8' 4" (4.35m x 2.56m)** Good size rear double bedroom with a double glazed rear window offering uninterrupted views over the communal gardens. Panelled radiator mounted below.

**Bedroom 2 - 10' 5" x 6' 10" (3.2m x 2.1m)** Front bedroom. Double glazed front window and a panelled radiator presented below. Ideal as a 2nd bedroom, dining room, study or craft/hobby room.

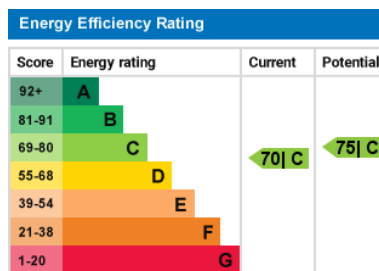


## Floorplans

GROUND FLOOR



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 Metaplan 12/02/14



## Additional Information

Council Tax Band; B  
Local Authority: Sefton

Tenure: Leasehold for 999 year term from 01 Jan 1994 and the Garage No.3 Lease is supplemental with 999 years from first day of January 1994.

**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.