

**For Sale**

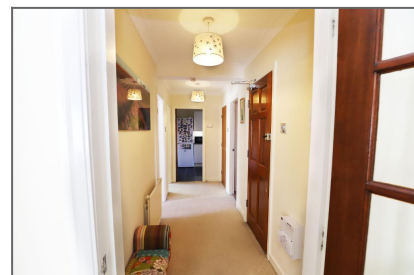
**Liverpool Road, Birkdale, PR8 4BZ**



**£145,000 - Available**

## **2 bedroom Apartment**

- ✓ **No Onward Chain**
- ✓ **1st Floor Apartment**
- ✓ **Close To Local Amenities**
- ✓ **Off Road Parking**
- ✓ **EPC Rating - 'C'**
- ✓ **2 Double Bedrooms**
- ✓ **Private Garage**
- ✓ **Double Glazed UPVc**
- ✓ **Well Maintained/ Tastefully Presented**



## Description

Being offered for sale with no onward sales chain delay, stands this very well maintained and tastefully presented two bedroom first floor apartment.

Benefitting from uPVC double glazing this ideally located Birkdale residence being close to the village centre will be an ideal purchase for an individual or a couple wanting to downsize.

The secure communal front door and the apartment's garage is accessed from Carlisle Road. The apartment located on the first floor briefly comprises of an entrance hallway with a storage closet, a spacious reception lounge with dining area, a rear fitted kitchen with breakfast bar area, two double bedrooms and a modern fitted bathroom.

## Location

Leaving Bailey Estate's office head south on Liverpool Rd towards Crosby Rd for 0.4 miles.

Turn left onto Carlisle Road where the entrance to the building and parking is on your left.

## Ground Floor

**Communal Entrance Area** - Access to the apartment is via Carlisle Road and through a ground floor secure front door entry system to a communal hallway. Stairs rise to the first floor to the front door of the apartment ahead.

## First Floor

**Hallway** - 14' 1" x 4' 4" (4.31m x 1.34m) The bright and airy hallway with two central lights to the ceiling and a panelled radiator presented to an interior wall.

**Lounge/Diner** - 12' 0" x 17' 1" (3.67m x 5.22m) A light and spacious reception room with a lounge area and space for a dining table and chairs. There is a central ceiling light and two large uPVC double glazed windows to the side exterior wall and to the front exterior wall with a panelled radiator presented beneath.

**Bedroom 1** - 10' 5" x 11' 1" (3.2m x 3.4m) A spacious double bedroom with a large uPVC double glazed window overlooking the front of the property with a panelled radiator presented beneath and a central ceiling light.

**Bedroom 2** - 12' 0" x 11' 1" (3.66m x 3.38m) A bright and spacious double bedroom with a large uPVC double glazed window with a panelled radiator presented beneath and a central ceiling light.

**Kitchen** - 8' 4" x 12' 1" (2.56m x 3.7m) A modern fitted kitchen with a good range



of base and wall units providing plenty of storage space, the uPVC double glazed window overlooks the rear of the property with a stainless steel sink and drainer below. The integrated appliances consist of a 4 ring Bosch gas hob, an extractor fan above and electric oven below. Space and services in place for a fridge/freezer and a washing machine and a breakfast bar area for dining for two, with an attractive glass fronted wall unit above. There is a central ceiling light, a panelled radiator presented to the interior wall and a fully tiled floor.

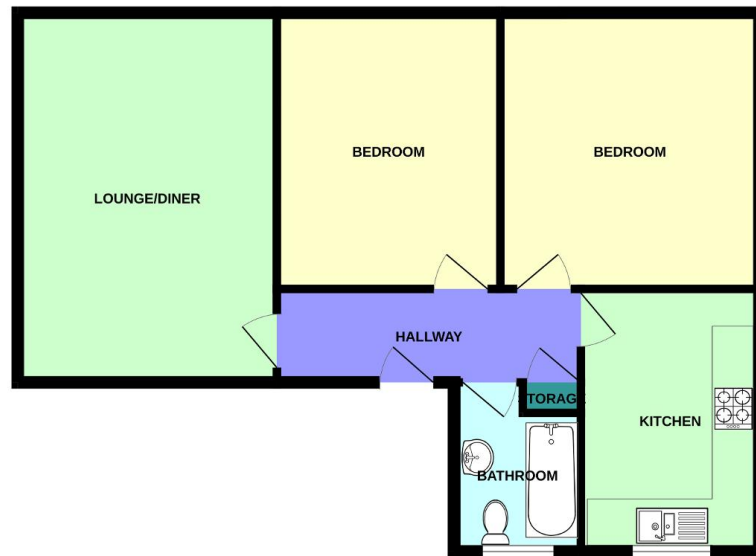
**Bathroom - 5' 11" x 7' 3" (1.81m x 2.21m)** Modern fitted family bathroom room with a suite comprising of a panelled bath with a glass shower screen and shower above, low-level flush WC and a pedestal sink. Wall mounted chrome heated towel rail. Frosted glazed uPVC window to the rear aspect, fully tiled walls floor to ceiling and a fully tiled floor.





## Floorplans

FIRST FLOOR



While 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 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 Metropia ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax: Band C  
Local Authority: Sefton

Tenure: Shared Freehold

**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.