

For Sale

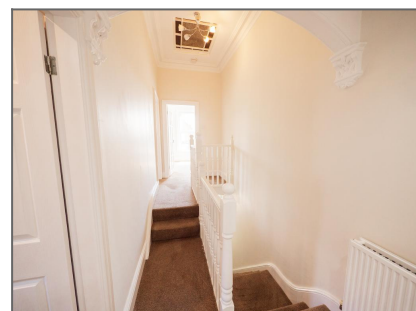
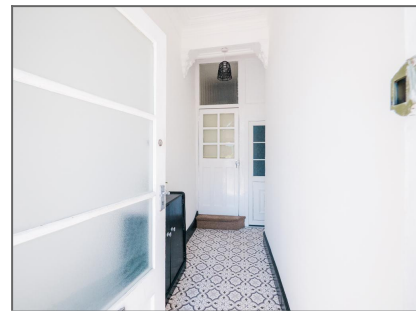
Hampton Road, Birkdale, PR8 5DY



Offers in Region of £135,000 - Available

2 bedroom Apartment

- ✓ **Modern Two Bed Apartment**
- ✓ **Two Double Bedrooms**
- ✓ **Well Maintained Throughout**
- ✓ **Close to Local Amenities**
- ✓ **Presented To First Floor**
- ✓ **Modern Fitted Shower Room**
- ✓ **Modern Fitted Kitchen**
- ✓ **EPC Band Rating - 'D'**



Description

** STUNNING '2' DBL BED, 1ST FLOOR APARTMENT**

Bailey Estates are delighted to offer for sale this fully refurbished and renovated two bedroom first floor apartment. Situated within a period semi detached property this attractive residence shares the building with only one other apartment to the ground floor.

This impressive property is briefly comprising of a secure communal ground floor entrance with private front door which leads up the staircase to the apartment landing area. The landing/hallway is open plan with split level ceiling and stained glazed skylight window which provides access to loft area.

The landing itself is split level and has a balustrade banister rail running throughout. The kitchen is open plan to the landing area which benefits from a good range of new units with integrated appliances. A rear door provides access to the rear double bedroom whilst leading to the front of the property you pass a modern fitted shower room with a three piece suite of shower, sink and WC.

You continue up the hallway/landing and onwards to the front master bedroom being of a good size and onwards to an exceptional size front reception lounge diner with bay to front aspect. The property is fitted with carpets and blinds, uPVC glazed windows and full gas central heating.

We anticipate early interest on this very realistically priced property ideally located for schools, amenities and transport routes, so would, therefore, invite all interested parties to contact Bailey Estates on 01704 564163.

Location

Leave Bailey Estates Birkdale office and head South on Liverpool Road until you arrive at the main set of traffic lights. At the traffic lights, turn left into Eastbourne Road and continue the full length onto Cemetery Road. At the traffic lights, turn left into Duke Street and take the first available right turning into Hampton Road. The property will be situated on the left hand side of the road.

Ground Floor

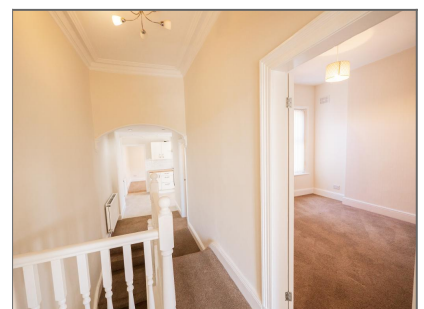
Communal Entrance -

First Floor

Landing -

Kitchen - 11' 10" x 7' 6" (3.61m x 2.3m)

Bedroom 2 - 11' 10" x 9' 3" (3.63m x 2.84m)



Bedroom 1 - 11' 11" x 11' 5" (3.65m x 3.5m)

Shower Room - 5' 11" x 5' 8" (1.82m x 1.73m)

Reception Lounge - 14' 8" x 10' 10" (4.49m x 3.32m)



Floorplans



TOTAL FLOOR AREA: 929 sq ft (86.3 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of detail, 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.