

For Sale

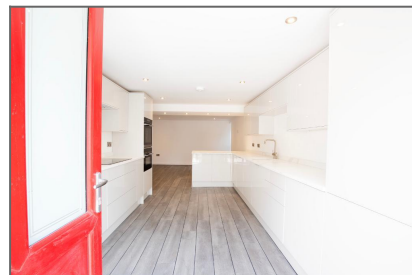
Lulworth Road, PR8 2AS



Offers in Excess of £299,999 - Available

2 bedroom Apartment

- ✓ **2 Bedroom GARDEN APARTMENT**
- ✓ **Immaculately Presented**
- ✓ **Exceptional Bathroom plus En Suite**
- ✓ **UPVc Double Glazing**
- ✓ **Fully Renovated**
- ✓ **Sought After Birkdale Location**
- ✓ **Off Road Parking**
- ✓ **EPC Band Rating 'B'**



Description

Bailey Estates invite you to experience luxury living in this exquisitely renovated 2-bedroom garden apartment, finished to an exceptionally high standard.

Situated close to Birkdale Village and Southport, the property offers excellent transport links, making commuting a breeze. Security and convenience are paramount, with a large driveway providing two designated parking spaces, secured behind electric gates.

This stylish residence boasts a family-sized, high-specification four-piece bathroom and an en-suite shower room in the master bedroom for added convenience.

The spacious interior includes one reception room and an open-plan kitchen-dining area, perfect for entertaining and daily living. The modern kitchen is equipped with top-of-the-line built-in appliances, including a dishwasher, washing machine, fridge-freezer, induction hob, oven, microwave, and a sink fitted with a boiling water tap. Additionally, every room in the apartment is soundproofed, ensuring peace and privacy throughout.

To experience the luxury living this apartment has to offer book your viewing today by calling Bailey Estates on 01704 564163.



Location

Leaving Bailey Estates office, head north on Liverpool Road over the train tracks at the 2nd set of traffic lights turn right onto Lulworth Road. Continue for approximately 0.2 miles where the property stands proudly on the right hand side.

Lower Ground Floor

Entrance - Entrance to the property is down a set of stone steps at the side of the Building, Entering the property through a large red UPVC Frost Glazed double glazed door with matching UPVC frost glazed panels either side of the door.

Kitchen Diner - 16' 8" x 13' 4" (5.09m x 4.07m) Entrance into large open plan kitchen reception room area, could be kitchen dining area, Very Bright and spacious. Engineered wood flooring running throughout. With recess lights to ceiling Modern panelled upright radiator fitted to the internal wall in the kitchen area. Really good use of upper eye level and base units, Integrated appliances consists of a dishwasher, washing machine, fridge freezer, Eye level fitted oven and microwave, Induction hob with a modern extractor fan fitted above. Free standing candy wine cooling fridge. The sink with mixer tap and boiling water tap, fitted into a granite worktop. Moving into the dining area, there is a modern panelled radiator fitted to the internal wall. UPVC frosted double glazed window fitted to the side aspect of the property.



Hallway area - 13' 9" x 10' 2" (4.22m x 3.1m) Doors leading to storage cupboard, two bedrooms, reception lounge and bathroom, Engineered wood flooring continuing through the hallway area. Recess lights to ceiling, Modern panelled upright radiator fitted to the internal wall.

Reception Lounge - 14' 4" x 10' 0" (4.37m x 3.06m) Really good sized lounge. Recess lights to ceiling. This room also benefits from electric fireplace mounted into the wall. Two modern panelled upright radiators fitted to either side of the internal wall next to a large UPVC double glazed bay window area. with a type of seating area with storage maybe used for plants etc

Bedroom 1 - 15' 11" x 10' 5" (4.87m x 3.18m) Recess lights to ceiling, Modern panelled radiator fitted to the side external wall beneath a UPVC Double glazed bay window. The room benefits from fitted storage.

Bedroom 2 - 14' 5" x 12' 2" (4.4m x 3.72m) Good sized double with recess ceiling lights, modern panelled radiator fitted to the external wall beneath two UPVC Double glazed windows. The room also benefits from fitted storage and an ensuite shower room.

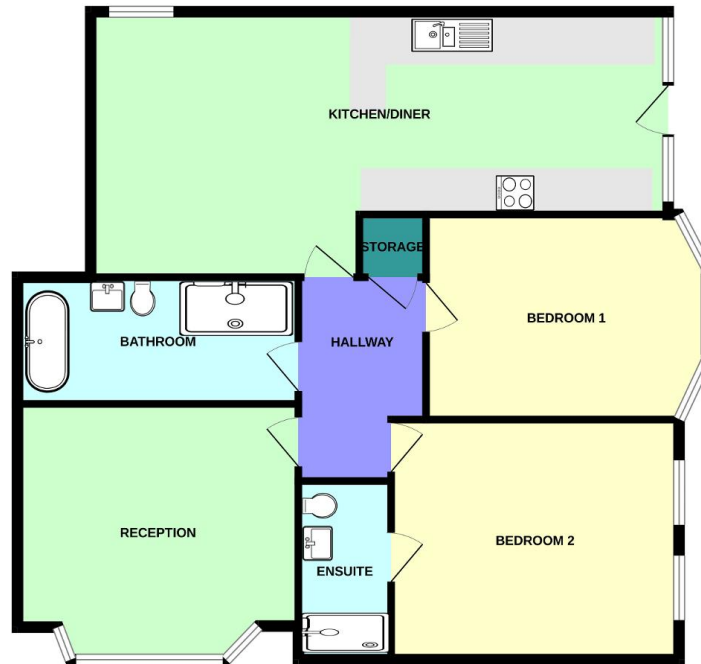
En Suite - 4' 9" x 7' 1" (1.45m x 2.18m) Modern ensuite with tile flooring, tile walls floor to ceiling, recess lights to ceiling, with an extractor fan fitted. Grey modern panelled radiator fitted to the internal wall. The suite comprises of a walk in double shower with the three valve function overhead shower, hand held shower and 6 jets, WC dual flush. Sink with a waterfall mixer tap with a light up mirror above the sink area.

Bathroom - 14' 4" x 4' 11" (4.38m x 1.5m) Family bathroom, Tiled walls floor to ceiling and tiled flooring throughout. Recess lights to ceiling. Modern panelled upright grey radiator fitted to the internal wall. Double walk in shower with three way valves comprising of overhead showerhead. handheld shower head and jets WC dual flush, modern sink with waterfall mixer tap mounted on top of a grey gloss sink storage unit. fitted above the sink is a cookhouse touch light mirror. The is also a free standing bath with waterfall mixer tap.



Floorplans

LOWER GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.
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 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.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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.