

For Sale

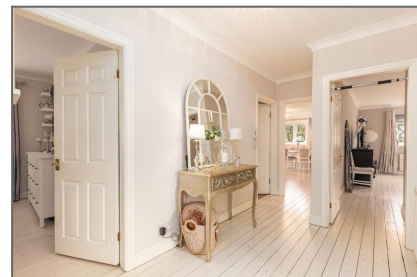
Beechfield Gardens, Birkdale, PR8 2SW



£264,950 - Sold Subject to Contract

3 bedroom Apartment

- ✓ **Ground Floor '3' Bed Apartment**
- ✓ **Exterior Covered Terrace Balcony**
- ✓ **Private Garage with Electric**
- ✓ **Three Good Size Bedrooms**
- ✓ **Stunning Throughout**
- ✓ **Spacious Ground Floor Residence**
- ✓ **No Onward Chain Delay**
- ✓ **EPC Band Rating - 'C'**



Description

IMPRESSIVE APARTMENT RECENTLY REDUCED...DON'T MISS OUT ON YOUR DREAM HOME!

Perfectly located to the ground floor of this purpose built apartment block sits this stunning and spacious three bedroom residence being sold with no onward chain delay. Ideally located for both Southport Centre, Birkdale Village, Victoria Park and the Sand dunes, this fabulous home with uPVC double glazing and full gas central heating will be perfect for buyers wanting a 'turn-key' home located to the ground floor in an ideal and sought after setting.

Within the apartment is an inviting entrance hallway with a large reception lounge with access to an exterior covered balcony terrace, a good size breakfast kitchen, three great size bedrooms, a stunning bathroom with a four piece suite, and an en suite shower room to the master bedroom. The apartment also comes with its own allocated garage complete with electricity supplied within,

Ground floor apartments in Beechfield Gardens rarely come to the market so we would advise a very early viewing to appreciate the tasteful presentation, the generous size rooms, and the well maintained condition it offers.

Please call Bailey Estates today on - 01704 564163 to arrange your viewing.

Location

Leave Bailey Estates and head down through the village to the second set of traffic lights turning right here into Lulworth Road. Continue down Lulworth turning left into Westcliffe. At the turn here head straight across the road into Beechfield Gardens. The Hollies building where the apartment is located is on the right hand side.

Ground Floor

Hallway - 6' 8" x 21' 3" (2.05m x 6.5m) Inviting entrance hallway with exposed and stained floorboards running throughout. Panelled radiator presented to the interior side wall. Cloak cupboard to the side with coat rail and shelving within.

Reception Lounge & Diner - 15' 7" x 17' 4" (4.77m x 5.3m) A spacious light and bright reception lounge and diner with exposed and stained floorboards laid throughout. An ornate fitted fire surround is presented to the interior side wall whilst to the exterior wall are sliding doors that open onto the exterior covered balcony and a uPVC glazed window adjacent. The room benefits from two panelled radiators fitted within.

Kitchen - 11' 11" x 9' 11" (3.64m x 3.03m) A great size kitchen with a soft cushion wood effect flooring laid throughout. uPVC glazed window and a wall mounted GCH BAXI boiler. There are a good selection of base and eye level storage



cupboards fitted throughout with integrated appliances comprising of a mid-level oven and grill, four ring gas hob, and a stainless steel sink and drainer. The is also ample space for additional free-standing electrical appliances. Single panelled radiator.

Master Bedroom - 11' 10" x 20' 10" (3.63m x 6.37m) A great size master bedroom with exposed and stained floorboards running throughout and onward into the ensuite shower room. uPVC glazed window with a panelled radiator mounted below. The bedroom benefits from a full suite of built-in fitted wardrobes. The internal door allows access into the ensuite.



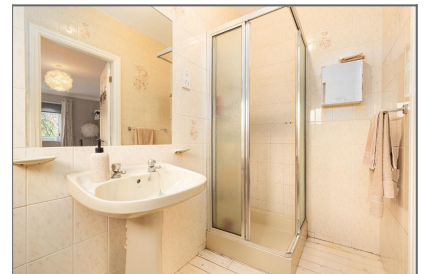
En-suite - 8' 5" x 4' 3" (2.58m x 1.32m) En suite shower room to the master bedroom with fully tiled walls and a uPVC frost glazed side window. The suite is comprising of a corner shower, low-level flush WC and pedestal sink. Panelled radiator presented to the interior wall.

Bedroom 2 - 11' 11" x 11' 0" (3.64m x 3.37m) Double bedroom with a uPVC glazed side window and a panelled radiator presented below. The exposed and stained flooring continues throughout and built-in fitted wardrobes with internal LED lighting stands to the side aspect.



Bedroom 3 - 8' 11" x 10' 5" (2.72m x 3.19m) Double bedroom with a panelled radiator mounted below the uPVC glazed side window. Exposed and stained floorboards run throughout.

Bathroom - 8' 6" x 6' 10" (2.6m x 2.11m) A stunning and recently renovated modern bathroom with partially tiled walls and a wood effect Karndean flooring running throughout. The four piece suite is comprising of a roll top bath, separate corner shower, low-level flush WC and a pedestal sink. A wall mounted towel rail is presented to the side wall, and a uPVC frost glazed side window.



Exterior

Exterior and Garage - The apartment benefits from a private covered exterior balcony terrace which is accessed from the reception lounge and also the well maintained communal gardens. In addition the apartment is being sold with a private allocated garage with electricity fitted within.



Floorplans

GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 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		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band E
Local Authority Sefton

Tenure: Leasehold for a term of 999 years from 10th May 1987 and a ground rent of £50 payable.

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.