

**For Sale**

**Rawlinson Road, Hesketh Park, PR9 9LU**



**Offers in Excess of £130,000 -  
Sold Subject to Contract**

**2 bedroom Commercial**

- ✓ Ideal Investment Opportunity
- ✓ '2' Bedroom Loft Apartment
- ✓ Presented to the 2nd Floor
- ✓ Two Double Bedrooms
- ✓ Local to Hesketh Park & Amenities
- ✓ Large Reception Lounge/Diner
- ✓ No Onward Sales Chain Delay
- ✓ EPC Band Rating - 'E'



## Description

### \*\* INVESTMENT OPPORTUNITY - LOFT APARTMENT - '2' DOUBLE BEDROOMS \*\*

Situated to the 2nd floor of this impressive detached apartment building sits this spacious well maintained '2' Bedroom loft apartment boasting rooftop views over the local properties of the Hesketh Park area.

Our client has recently rented the apartment to a long standing tenant of 5 years and we have been advised that they achieved a rent of £600pcm. We have valued the potential rental income of circa £700pcm.

The apartment accessed via an impressive communal hallway and sweeping staircase is situated to the second floor off a shared landing. Within the apartment there is an inviting entrance hallway, a spacious reception lounge/diner, breakfast kitchen, a family bathroom and two double bedrooms.

To the front exterior is a hard standing driveway with ample space for residents parking. To the rear is an enclosed rear communal garden being grass laid to lawn and accessible for all residents of the apartment building.

For additional information regarding the apartment, and previous tenancy please call Bailey Estates sales department on - 01704 564163.

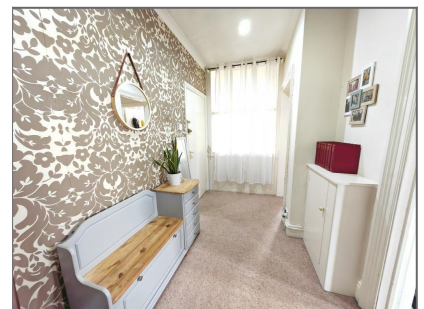
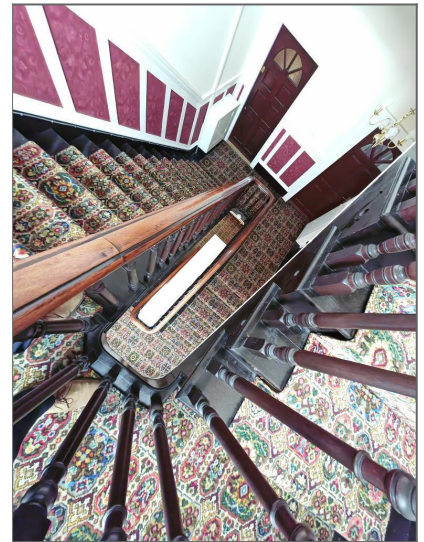
## Location

Taking Lord Street head North. At the roundabout, take the second exit onto Albert Road and continue along until you arrive at the main set of traffic lights. At the traffic lights turn right into Park Road. At the junction turn left into Queens Road and take your first available right turning into Morley Road. Take your next left turn into Rawlinson Road where the property will be situated on the left hand side easily identified by a Bailey Estates "FOR SALE" board.

## Ground Floor

**Communal Entrance & Stairs** - This impressive apartment building boasts an inviting spacious communal hallway and sweeping staircase leading to the second floor landing.

**Breakfast Kitchen** - 13' 9" x 8' 0" (4.22m x 2.45m) Breakfast kitchen with double doors providing access through to the reception lounge/diner. twin skylight windows above. A selection of base and eye level units are fitted within, and also a stainless steel sink and drainer. There is ample space and services in place for upright and under counter electrical appliances, and also a free standing oven and hob. Tiled splashback over the counter and a panelled radiator to the internal side wall.





**Breakfast Kitchen - 13' 9" x 8' 0" (4.22m x 2.45m)** Breakfast kitchen with double doors providing access through to the reception lounge/diner. twin skylight windows above. A selection of base and eye level units are fitted within, and also a stainless steel sink and drainer. There is ample space and services in place for upright and under counter electrical appliances, and also a free standing oven and hob. Tiled splashback over the counter and a panelled radiator to the internal side wall.

## Second Floor

**Entrance Hallway - 12' 2" x 6' 2" (3.71m x 1.88m)** Entrance hallway off the shared 2nd floor landing which benefits from a floor to ceiling louvre door storage closet. Recessed light to the ceiling. Security frosted glazed window to the side of the entrance doorway. Door entry telephone.

**Rear Reception Lounge/Diner - 16' 0" x 16' 1" (4.9m x 4.93m)** A spacious light and bright reception lounge/diner with a uPVC glazed front window providing unrestricted views down to Rawlinson Road. Panelled radiator mounted to the internal wall.

**Bedroom 1 - 9' 2" x 11' 3" (2.8m x 3.45m)** A light & bright double bedroom. Sky light window above. Panelled radiator mounted to the internal wall.

**Bedroom 2 - 15' 4" x 8' 10" (4.7m x 2.7m)** Front bedroom being of a good size with high ceiling and a uPVC glazed front window. Panelled radiator mounted to the internal side wall.

**Bathroom - 8' 1" x 4' 5" (2.48m x 1.35m)** Family bathroom with fully tiled walls and recessed lighting to the ceiling. uPVC glazed side window and a wall mounted heated towel rail. The suite is comprising of a panelled bath with shower attachment, pedestal sink and a low-level flush WC.

## Exterior

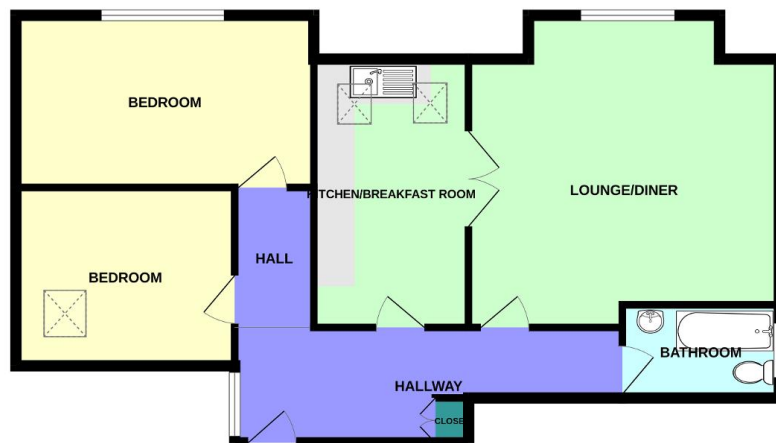
**Exterior -** To the front of the building is a hard standing driveway with ample parking spaces for residents parking. A side driveway leads along the side of the building to a communal majority grass laid to lawn enclosed garden for the use of the residents.





## Floorplans

SECOND FLOOR



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.  
Made with Metropia ©2024

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D		65  D	
39-54	E	43  E		
21-38	F			
1-20	G			

## Additional Information

Council Tax Band B  
Local Authority Sefton Council

Tenure Leasehold: 999 years from 1.10.1991  
Ground rent £30 per annum

**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.