

For Sale

Lulworth Road, PR8 2AS



£375,000 - Sold Subject to Contract

3 bedroom Apartment

- ✓ **PENTHOUSE APARTMENT**
- ✓ **Fully Renovated**
- ✓ **Immaculately Presented**
- ✓ **Off Road Parking**
- ✓ **3 Bedrooms**
- ✓ **Sought After Birkdale Location**
- ✓ **Outstanding Family Bathroom & EnSuite**
- ✓ **EPC Band Rating B**



Description

Bailey Estates introduce this stunning 3-bedroom penthouse apartment, ideally situated near Birkdale Village and Southport, offering excellent transport links for easy commuting. This property has been meticulously renovated to an extremely high standard, ensuring a luxurious living experience.

Security is paramount with features including a video phone entry system, gated grounds, and a driveway with two designated parking spaces. Each room in the apartment is soundproofed, ensuring tranquility and privacy.

The master bedroom boasts a high-specification en-suite shower room and a walk-in wardrobe, providing ample storage and comfort. The family bathroom is equally impressive, featuring a four-piece suite with double sinks.

The open-plan kitchen and dining area is the heart of the home, enhanced by two Velux skylights that flood the space with natural light, creating a bright and airy atmosphere. The kitchen also offers a private balcony, perfect for relaxing or entertaining. It is equipped with top-of-the-line built-in appliances, including a dishwasher, washing machine, microwave, oven, Cookology induction hob, fridge freezer, wine cooler and a sink with a boiling water tap.

This penthouse apartment perfectly combines modern luxury with convenience, making it an ideal home for discerning buyers.

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.

Top Floor

Entrance Property - Through a solid wooden door leading into the entrance hallway.

Entrance Hallway - 14' 1" x 10' 10" (4.31m x 3.31m) Really bright open reception hallway, Which has a central chandelier ceiling light and a sky light. Modern panelled radiator fitted to the internal wall. Engineered wood floor. Coving to the ceiling throughout, Panelling to mid level.

Doors leading off to bathroom and kitchen dinner and all three bedrooms. There is secure video entrance phone system

Kitchen, Dinner living area - 24' 10" x 12' 1" (7.57m x 3.7m) Very bright



welcoming large space. This has an engineered wood flooring throughout, recess lights to ceiling, two modern chandeliers to ceiling, two velux sky lights which are fitted above the kitchen area. Large UPVC Double glazed window fitted to the side aspect of the property, with a modern panelled radiator fitted beneath. A second UPVC double glazed window fitted to the side aspect of the property above the sink area, a second modern panelled radiator fitted here, . UPVC Double glazed door that leads onto a small balcony area. In the kitchen there is a really good amount of upper and lower units and granite work tops. Fitted into the worktop is a down draft hob. The integrated appliances comprises of oven, microwave, fridge freezer, washing machine, dishwasher and a wine cooler. Double sink with draining board fitted into the worktops, the sink also benefits from a boiling water tap.

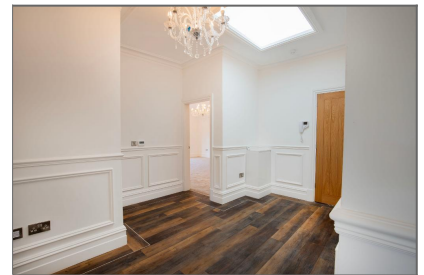
Bedroom 1 - 14' 0" x 12' 5" (4.27m x 3.8m) Bright good sized double with a modern central ceiling chandelier, Large UPVC Double glazed window fitted to the side aspect of the property allowing lots of light with a modern panelled radiator fitted beneath.

Bedroom 2 - 16' 1" x 15' 0" (4.93m x 4.59m) Great sized double with a central ceiling chandelier, Large UPVC Double glazed window fitted to the side aspect of the property with a modern panelled radiator fitted beneath, with a second smaller UPVC Double glazed window fitted to the front aspect of the property which overlooks the driveway. This room also benefits from a walk in wardrobe area this measures 2.09 mtrs by 1.79 mtrs, this area has a small UPVC Double glazed window and a small modern panelled radiator.

Bedroom 2 En Suite Shower Room - 6' 9" x 5' 9" (2.07m x 1.76m) Which has tiled flooring and Tiled floor to ceiling walls, a modern panelled radiator fitted to the internal wall, recess lighting to ceiling. The suite comprising of a WC dual flush, walk in double shower, three way jet valves, and a sink fitted into vanity unit.

Bedroom 3 - 23' 3" x 16' 2" (7.09m x 4.95m) Recess lights to ceiling with a large central chandelier light fitting, which is fitted into an original ceiling rose. original coving throughout, Two modern panelled radiators, of which one is fitted to internal wall and the second is fitted to an external wall. There is a large marble fireplace in here. A large UPVC Double glazed window which over looks the driveway at the front aspect of the property.

Bathroom - 14' 6" x 7' 11" (4.43m x 2.43m) Down Carpeted stairs with a velux sky light above, with under stairs storage which leads to the bathroom. Floor to ceiling tiles and tiled flooring, recess lights to ceiling and a modern panelled wall mounted radiator fitted to an external wall. Modern light up mirror fitted above a double sink area. Large UPVC frost double glazed window fitted to the side aspect of the property The four piece bathroom suite comprising of WC Dual flush, double sinks, walk in shower which has three way jet valves and a free standing modern bath with shower attachments



Floorplans

PENTHOUSE
1325 sq.ft. (123.1 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band B
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.