

For Sale

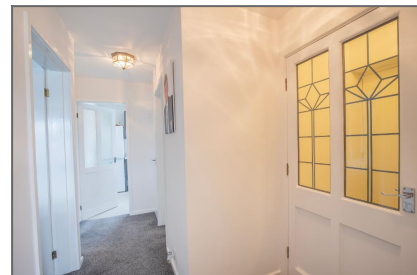
Grosvenor Road, Birkdale, PR8 2ES



**Offers in Excess of £149,999 -
Sold Subject to Contract**

2 bedroom Apartment

- ✓ Fabulous '2' Bed Apartment
- ✓ Presented to the First Floor
- ✓ No Onward Sales Chain
- ✓ Viewing Highly Recommended
- ✓ Very Well Presented Throughout
- ✓ Sought After Birkdale Location
- ✓ Allocated Private Garage
- ✓ EPC Band Rating - "C"



Description

Bailey Estates highly recommend a very early viewing of this fabulous two bedroom first floor apartment, located within the very sought after Shoreside area of Birkdale. This purpose-built apartment with communal landscaped rear gardens and an allocated private garage is close to local amenities, good public transport links, golf, cricket & tennis clubs and scenic walks.

Aesthetically pleasing throughout, this spacious residence is briefly comprising of; private entrance with cloak closet, inviting entrance hallway with storage cupboard, modern fitted rear kitchen with integrated appliances, spacious front reception lounge, two good size bedrooms, and a bathroom with three-piece suite.

Immaculate throughout and benefitting from uPVC double glazing and gas central heating, this property will make an ideal first time purchase, second 'bolt-hole' residence or a downsizing low-maintenance home when retiring.

Please call Bailey Estates today on 01704 564163 for further details and arrange an early viewing.

Location

Leave Bailey Estates Birkdale office and head South on Liverpool Road out of the village. Turn right at the traffic lights and continue over the train tracks into Grosvenor Road, Grosvenor Court is located on the right-hand side.

Ground Floor

Communal Entrance - Secure ground floor communal entrance with stairs rising to the first floor and front door of the apartment.

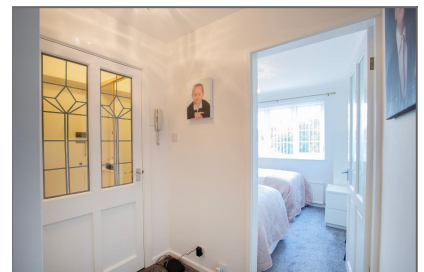
First Floor

Entrance Lobby - 4' 0" x 4' 0" (1.23m x 1.23m) Front entrance lobby with a light to the centre ceiling. Access through an internal door into the hallway.

Entrance Hallway - 11' 4" x 5' 9" (3.47m x 1.77m) Inviting hallway with a central ceiling light and a panelled radiator to the internal side wall.

Reception Lounge - 16' 6" x 10' 10" (5.05m x 3.32m) Tastefully decorated reception lounge being of a great size and offering a uPVC glazed front window and a panelled radiator set below. Central ceiling light and a free standing electric fire presented to the internal side wall.

Kitchen - 10' 4" x 7' 7" (3.16m x 2.32m) Sleek modern fitted kitchen with a central ceiling light and uPVC glazed rear window overlooking the rear communal gardens, parking area and garages. The kitchen benefits from a full suite of fitted



storage units, stainless steel sink & drainer, and appliances comprising of low level oven, four ring hob, extractor hood, slimline dishwasher and a washing machine. There is also ample space for an upright fridge freezer. Soft cushion flooring laid throughout.

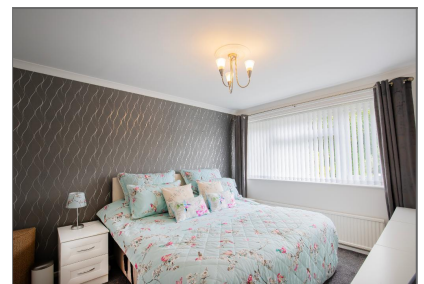
Bathroom - 6' 10" x 6' 7" (2.1m x 2.03m) Bathroom with a three piece suite comprising of a bath with with thermostatic shower fitted over, pedestal sink and low-level flush WC. Walls tiled to mid-height and a soft cushion floor laid throughout. uPVC frosted glazed window and modern panelled radiator to the internal wall.

Rear Bedroom - 11' 11" x 9' 11" (3.65m x 3.03m) Good size rear double bedroom. uPVC glazed rear window offering views over the rear communal gardens and a panelled radiator mounted below. Central ceiling light.

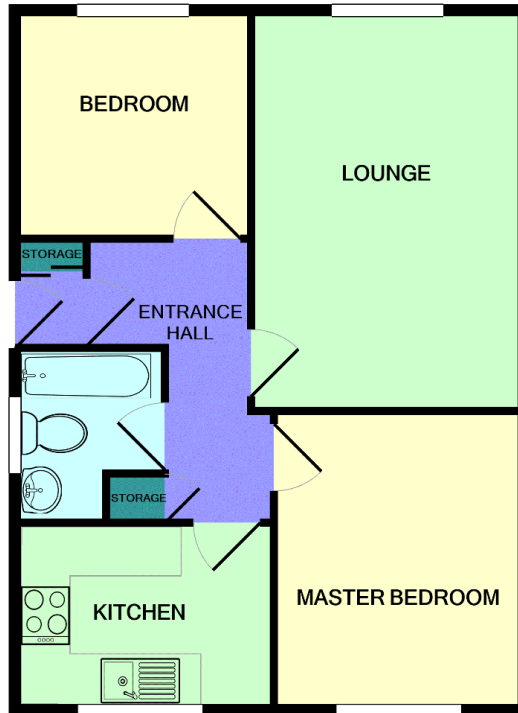
Front Bedroom - 9' 5" x 9' 4" (2.88m x 2.87m) Good size light & bright bedroom with a front uPVC glazed window and a panelled radiator mounted below. Central ceiling light.

Exterior

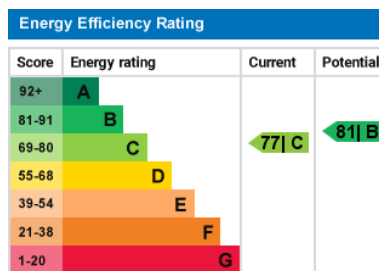
Exterior - The apartment building stands in extensive grounds with mature landscaped gardens established to both the front and rear aspects. Ample parking provision for residents and guests with the added benefit of a private secure garage.



Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Additional Information

Council Tax Band C
Local Authority Sefton

Tenure Leasehold: 999 years less 10 days from 1.7.1875, £20pa ground rent.

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.