

For Sale

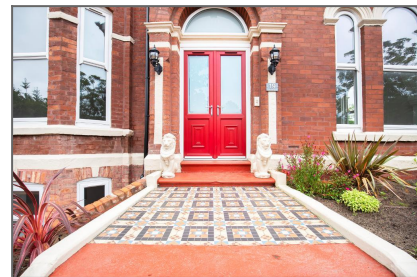
Lulworth Road, Birkdale, PR8 2AS



**Offers in Excess of £399,950 -
Sold Subject to Contract**

2 bedroom Apartment

- ✓ **Ground Floor Apartment**
- ✓ **Sought After Birkdale Location**
- ✓ **Exceptional Bathroom plus En Suite**
- ✓ **Off Road Gated Driveway Parking**
- ✓ **EPC Band Rating B**
- ✓ **2 Bedrooms**
- ✓ **Fully Renovated**
- ✓ **Immaculately Presented**
- ✓ **UPVC Double Glazing**



Description

Bailey Estates invite you to experience luxury living in this exquisitely renovated 2-bedroom ground floor apartment, finished to an exceptionally high standard. This exquisite property exudes timeless elegance met with modern comfort.

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.

As you step through the grand front doors, you enter a charming storm porch. The beautiful original stained glass features of the second front door set the tone for the craftsmanship found throughout this home.

Once inside, you're greeted by a grand entrance hallway boasting high ceilings adorned with original coving and intricate architectural details. The sense of space and history here is immediately apparent.

The property features a magnificent reception room, perfect for entertaining or relaxing. There are two generously sized bedrooms, each bathed in natural light thanks to their high ceilings and large windows. One of the bedrooms includes a modern en suite, adding a touch of luxury and convenience.

The modern family bathroom is a true retreat, complete with double sinks, a high-specification walk-in shower, and a standalone bath, offering a spa-like experience in the comfort of your own home.

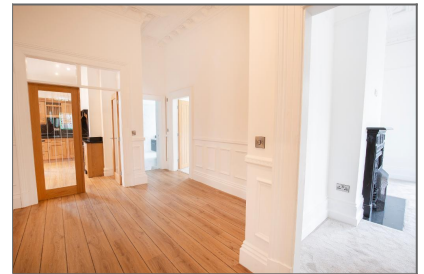
At the heart of this home is the stunning breakfast kitchen. This space is a dream, equipped with modern appliances including an American-style fridge freezer and an induction range cooker. The kitchen seamlessly extends to a paved patio area through elegant patio doors, creating an ideal setting for outdoor dining and entertaining. Additionally, the kitchen features a door leading to a convenient utility room, adding practicality to the list of its many features.

This property perfectly blends period features with contemporary upgrades, creating a welcoming and luxurious living space that you'll be proud to call home. Additionally, every room in the apartment is soundproofed, ensuring peace and privacy throughout.

This exceptional residence is a rare find, combining spacious living with a prime location near Birkdale Village. Don't miss the opportunity to make this stunning property your new home 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, easily identified by a Bailey Estates For Sale board.

Ground Floor

Porch - 4' 1" x 5' 10" (1.26m x 1.8m)

Entrance Hallway - 30' 6" x 16' 1" (9.3m x 4.93m) (maximum measurements)

Reception Room - 22' 6" x 15' 8" (6.86m x 4.79m)

Bedroom 1 - 19' 8" x 16' 0" (6m x 4.88m)

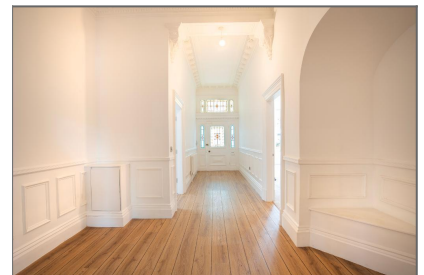
Bedroom 2 - 15' 5" x 13' 10" (4.71m x 4.23m)

En Suite - 10' 1" x 4' 1" (3.09m x 1.27m)

Bathroom - 17' 5" x 9' 8" (5.33m x 2.96m)

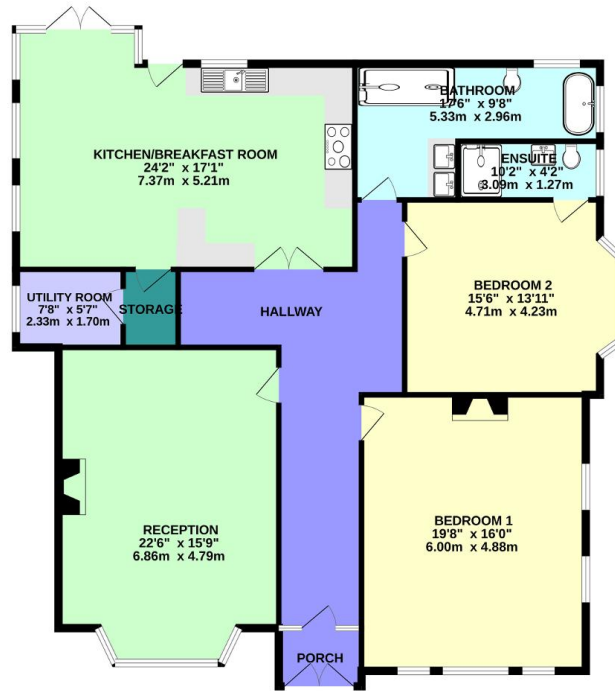
Kitchen - 24' 2" x 17' 1" (7.37m x 5.21m) (maximum measurements)

Utility Room - 7' 7" x 5' 6" (2.33m x 1.7m)



Floorplans

GROUND FLOOR
1713 sq.ft. (159.2 sq.m.) approx.



TOTAL FLOOR AREA: 1713 sq.ft. (159.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 for any prospective purchase. 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	65 B	85 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.