

For Sale

Canterbury Way, Birkdale, PR8 2DN



Offers in Region of £174,999 - Available

3 bedroom Apartment

- ✓ **3 Bedroom Apartment**
- ✓ **Birkdale Village Location**
- ✓ **Private Balcony**
- ✓ **Bathroom plus Seperate WC**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Located to the 2nd Floor**
- ✓ **Spacious Throughout**
- ✓ **Well Maintained Throughout**
- ✓ **EPC Band Rating - 'C'**



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Registered in England & Wales
Company No. 06568613
VAT No. 934539209

Bailey Estates is a trading name of
'Nigel Bailey Estates Limited'

Description

Bailey Estates is delighted to present this spacious and well-appointed three-bedroom second floor apartment, ideally located in Victoria Court, just off Canterbury Way in the sought-after area of Birkdale.

Birkdale is a highly desirable location, known for its village atmosphere, excellent local amenities, and superb transport links. The apartment benefits from easy access to Birkdale Village, where you'll find a fantastic selection of independent shops, cafés, and restaurants, as well as everyday conveniences including supermarkets and medical facilities. For commuters, Birkdale train station is within easy reach, providing direct links to Southport and Liverpool. Beautiful green spaces and coastal walks, including Birkdale Sandhills and Formby Beach, are also just a short drive away, offering a perfect balance of convenience and natural beauty.

Entering the property through a secure entry system, you are welcomed into the communal hallway, with stairs leading to the second floor, where this apartment is one of only two on this level, offering an added sense of privacy.

Stepping inside, the entrance hallway leads to the first of three generously sized double bedrooms, a bright and airy space perfect for a restful retreat. At the end of the hallway, the spacious reception lounge awaits, featuring a large window that floods the room with natural light, a charming fireplace, a built-in storage cupboard, and access to a private balcony, a wonderful spot to relax and unwind.

From the lounge, a doorway leads to the fitted kitchen, which offers ample storage and integrated appliances, including a four-ring gas hob, oven, slimline dishwasher, and washing machine.

Beyond the lounge, an inner hallway provides access to two further double bedrooms, a separate WC, and a well-appointed bathroom featuring a bath with an overhead shower, a sink, and a WC.

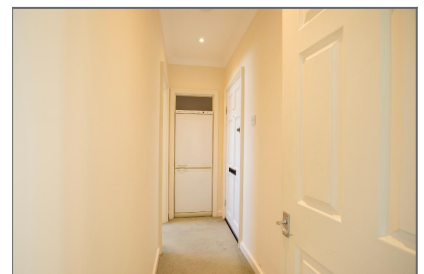
This superb apartment offers a fantastic opportunity for buyers looking for a spacious home in a prime location. To arrange a viewing, please contact Bailey Estates on 01704 564163.

Location

Leave Bailey Estates village office and head south on Liverpool Road turning right at the traffic lights into Crescent Road. Continue over the train tracks and take a right turn into Trafalgar Road. Take the next left junction into Oxford Road and the Victoria Court Complex is located on the right-hand side.

Second Floor

Entrance Hallway - 9' 3" x 3' 2" (2.82m x 0.98m)



Bedroom 1 - 16' 0" x 8' 11" (4.88m x 2.74m)

Kitchen - 8' 11" x 8' 5" (2.74m x 2.57m)

Sitting/Dining Room - 15' 2" x 14' 0" (4.63m x 4.27m)

Bathroom - 8' 11" x 6' 4" (2.74m x 1.95m)

WC - 6' 0" x 3' 1" (1.84m x 0.94m)

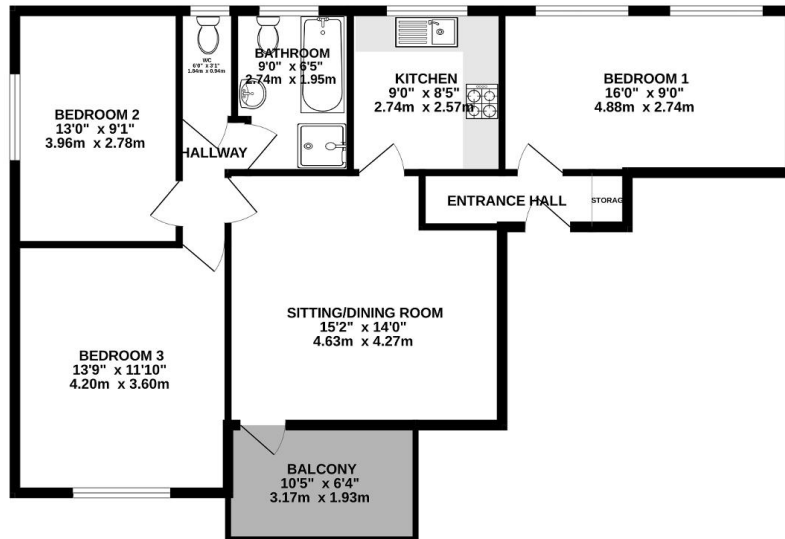
Bedroom 2 - 12' 11" x 9' 1" (3.96m x 2.78m)

Bedroom 3 - 13' 8" x 11' 9" (4.2m x 3.6m)



Floorplans

SECOND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band B
Local Authority Sefton

Tenure: Leasehold, details tbc.

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 tried to ensure accuracy, measurements used in this brochure may be approximate.

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