

For Sale

Westcliffe Road, Birkdale, PR8 2BU



Offers in Excess of £325,000 - Available

2 bedroom Apartment

- ✓ **2 Bedroom Ground Floor Apartment**
- ✓ **Two Good Sized Bedrooms**
- ✓ **Sought After Location**
- ✓ **Includes a Garage**
- ✓ **Large Reception Room**
- ✓ **Well Maintained Throughout**
- ✓ **Ensuite & Bathroom**
- ✓ **EPC Band Rating C**



Description

Situated in the sought-after area of Birkdale, this well-presented two-bedroom ground floor apartment offers a fantastic combination of space, convenience, and location.

You are welcomed into a bright entrance hallway, with all rooms leading off from here. Straight ahead, the good-sized kitchen provides plenty of counter space and natural light, making it both practical and inviting. Next to the kitchen, the spacious living room is filled with light from its large windows and doors, which open directly onto the communal grounds, perfect for enjoying the outdoors.

The apartment features two good sized bedrooms, with the main bedroom benefiting from built-in wardrobes and its own ensuite. A second bathroom, finished to a high standard, includes both a bath and a shower for added comfort.

An added bonus to the property is the inclusion of a garage, providing secure parking or extra storage space.

Perfectly located, the apartment is close to the vibrant Birkdale Village, with its popular cafés, restaurants, and shops, as well as excellent travel links including nearby bus stops and the train station.



Location

Leave Bailey Estates Birkdale office and head down through the village. Continue over the train tracks and both sets of traffic lights into Weld Road. On arrival at Westcliffe Road junction turn right and continue down until you come across Kingswood House.

Ground Floor

Entrance Hallway - 10' 8" x 8' 10" (3.26m x 2.71m)

Kitchen - 15' 6" x 10' 0" (4.74m x 3.05m)

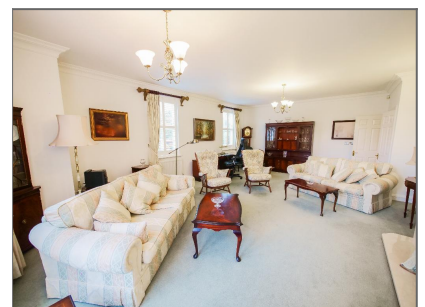
Living Room - 15' 5" x 23' 11" (4.72m x 7.31m)

Bathroom - 6' 1" x 10' 8" (1.86m x 3.27m)

Bedroom 1 - 9' 11" x 20' 6" (3.03m x 6.26m)

Bedroom 1 Ensuite - 6' 0" x 8' 0" (1.84m x 2.44m)

Bedroom 2 - 15' 7" x 8' 9" (4.75m x 2.69m)



Floorplans

GROUND FLOOR
1116 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.