

For Sale

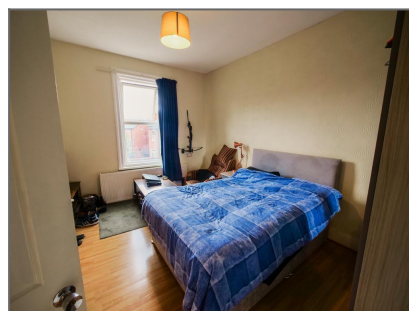
Liverpool Road, Birkdale, PR8 4NT



£149,950 - Available

2 bedroom Apartment

- ✓ **2 Good Sized Bedrooms**
- ✓ **Spacious Kitchen**
- ✓ **Bathroom with both Bath & Shower**
- ✓ **Characterful Building**
- ✓ **Bright and Airy Living Room**
- ✓ **Ensuite**
- ✓ **Sought After Location**
- ✓ **EPC Band Rating - B**



Description

This nicely presented and generously proportioned flat, offers a comfortable and practical layout ideal for modern living. This well-maintained flat features two good sized bedrooms, including a master bedroom with a private en-suite, providing a perfect blend of space and privacy.

The property boasts a bright and inviting lounge, ideal for relaxing or entertaining guests, and a spacious kitchen/dining room with ample room. The main bathroom includes both a bath and a separate shower, offering flexibility and convenience.

This property also comes with an added bonus of a parking space on the front drive.

Located within walking distance of the ever-popular Birkdale Village, you'll have easy access to a fantastic selection of restaurants, cafés, and independent shops. The area is also well-served by excellent schools, local parks, and transport links to both Southport and Liverpool, making this an ideal home for families and commuters alike.

Location

Leave Bailey Estates Birkdale office and head south on Liverpool Road. Travel for approximately 0.5 Miles. The property is located on the left hand side.

Second Floor

Entrance Hallway - 2' 11" x 19' 7" (0.91m x 5.99m)

Living Room - 13' 3" x 14' 2" (4.04m x 4.34m)

Kitchen - 13' 2" x 15' 9" (4.03m x 4.81m)

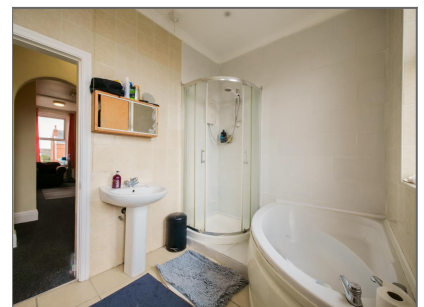
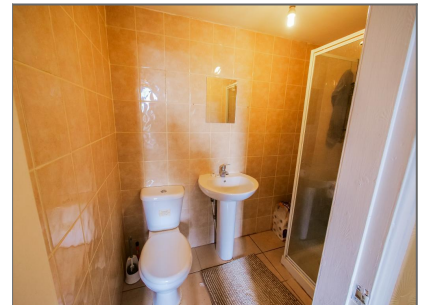
Bedroom 1 -

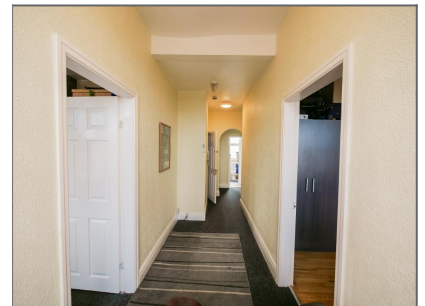
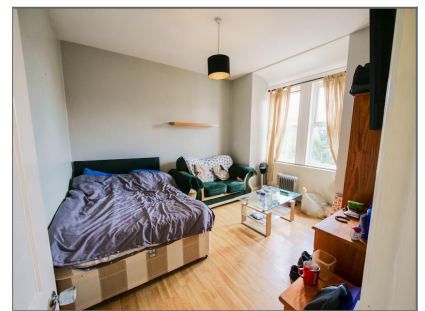
Ensuite - 3' 11" x 7' 3" (1.2m x 2.23m)

Bathroom - 8' 8" x 9' 0" (2.66m x 2.76m)

Bedroom 2 - 11' 3" x 12' 11" (3.44m x 3.95m)

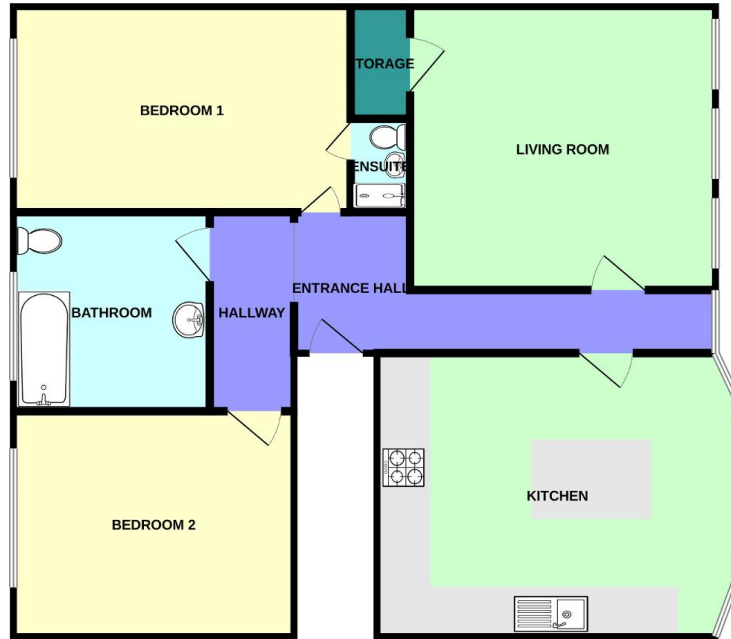
Hallway - 9' 2" x 3' 9" (2.81m x 1.15m)





Floorplans

GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 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.
Made with MapInfo 6.0.0.0

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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.