

For Sale

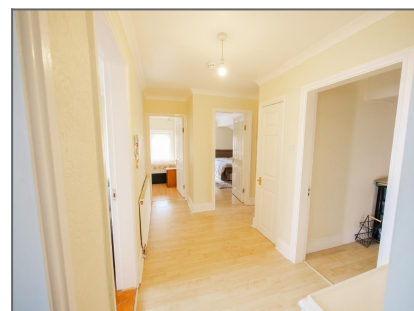
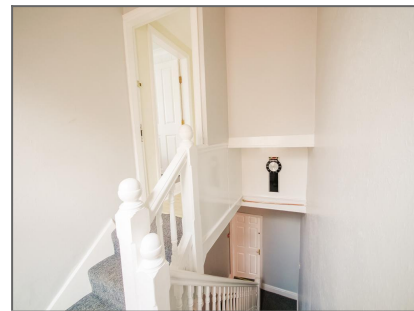
Liverpool Road, Birkdale, PR8 4NT



£129,950 - Available

3 bedroom Apartment

- ✓ **3 Good Sized Bedrooms**
- ✓ **Bright and Airy Entrance Hallway**
- ✓ **Nicely Finished Shower Room**
- ✓ **Top Floor Flat**
- ✓ **Ensuite**
- ✓ **Sought After Location**
- ✓ **Characterful Building**
- ✓ **EPC Band Rating - 'C'**



Description

Situated within a characterful brick built building on Liverpool Road Birkdale, this spacious and bright flat is one of three flats within the property.

You're welcomed into this Flat to a well appointed kitchen to your immediate left. The living room offers plenty of natural light with a good amount of space, ideal for relaxing. You'll find three good sized bedrooms, one with an adjoined ensuite which contains a toilet, sink and shower. A nicely finished shower room is the final aspect of this lovely flat.

Within walking distance of the highly thought after Birkdale Village as well as train links to both Southport and Liverpool. Surrounded by useful amenities, local popular restaurants and cafe's as well as independent businesses. This flat is definitely one not to be missed.

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.

Ground Floor

Entrance Hallway - 15' 0" x 5' 7" (4.58m x 1.71m)

Kitchen - 10' 4" x 8' 9" (3.16m x 2.67m)

Living Room - 10' 4" x 11' 0" (3.17m x 3.36m)

Bedroom 1 - 10' 8" x 9' 3" (3.26m x 2.83m)

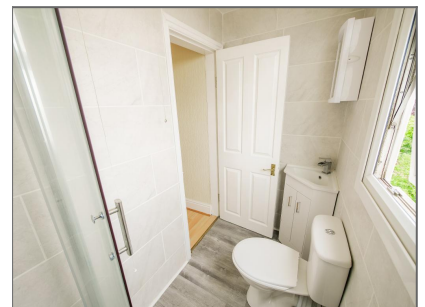
Ensuite - 3' 8" x 7' 5" (1.14m x 2.27m)

Bedroom 2 - 13' 1" x 10' 3" (4.01m x 3.13m)

Shower Room - 11' 7" x 4' 11" (3.55m x 1.52m)

Bedroom 3 - 8' 8" x 13' 0" (2.66m x 3.97m)





Floorplans

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Metropix 6/2/25

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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.