



2 19 Burbo Bank Road, Blundellsands, Merseyside L23 6TQ

Asking Price £244,950

An opportunity to acquire an IMPRESSIVE 2nd Floor Apartment with BALCONY and SEA VIEW. This GATED DEVELOPMENT is conveniently located for the Sea Front, West Lancashire Golf Course, PRIVATE SCHOOLS and Blundellsands & Crosby train station.

This unique accommodation benefits from Central Heating, double glazing comprises of entrance hall/staircase, lounge/dining area, kitchen, two double bedrooms, en-suite and bathroom.

There is a good sized communal garden to the rear laid out with lawn, to the front there is a large driveway providing off road parking with electric gates.



Hallway

6'2" x 15'1" (1.9 x 4.6)

Private entrance with UPVC double glazed front door, UPVC double glazed window to front, radiator, turned staircase to 2nd floor to landing. UPVC double glazed window to front and rear, radiator, storage cupboard, loft access with pull down ladder, loft partly boarded.

Lounge

16'8" x 19'8" (5.1 x 6.0)

UPVC Double glazed window x 3 to front and side, radiator x 2, inset lights, UPVC double glazed patio doors with UPVC double glazed side windows leading to balcony with extensive view to the Estuary.

Kitchen

13'9" x 10'5" (4.2 x 3.2)

UPVC double glazed window to rear with views to the Estuary, range of high and low level units with display cabinets, one and half stainless steel sink with mixer tap, integrated Stove ceramic hob, stainless steel extractor fan, integrated Stoves electric double oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine. Radiator, part tiled walls, tiled floor, inset lights, double doors to lounge.

Bathroom

Pedestal washbasin. low level w/c, shower cubicle with mains shower, extractor fan, stainless steel heated towel rail, inset lights, fully tiled walls and floor, loft access.

Bedroom 1

13'5" x 14'1" (4.1 x 4.3)

UPVC double glazed window to front with sea views. Range of fitted wardrobes, chester drawers, bed sides cabinets x 2, inset lights, UPVC double glazed patio doors with UPVC double glazed side windows to balcony with views to the Estuary.

En-Suite

6'10" x 6'6" (2.1 x 2.0)

UPVC frosted double glazed window to side, pedestal washbasin, low level w/c, panelled bath with mixer tap and shower over, stainless steel heated ladder towel rail, extractor fan, cupboard housing boiler. Fully tiled walls and floor.

Bedroom 2

13'5" x 8'10" (4.1 x 2.7)

UPVC double glazed window to rear, radiator, inset light, range of fitted wardrobes.

Outside

Communal gardens, allocated car park space. Maintenance Charge £105.00 per calendar month

