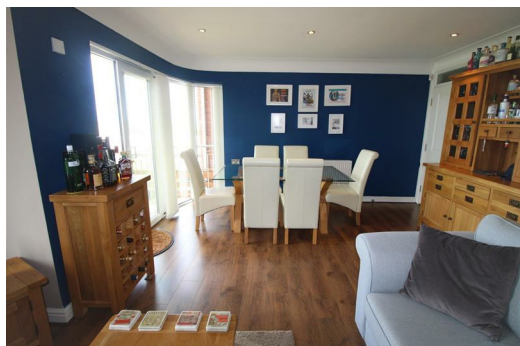




4 Kestrel Court 19, Burbo Bank Road, Liverpool, Merseyside L23 6TQ

Guide Price £245,000

*** WE WILL BE HOLDING AN OPEN VIEWING HERE ON THURSDAY 7TH NOVEMBER-PLEASE CALL 0151 924 6000 TO BOOK YOUR APPOINTMENT *** Would you like to live beside the seaside? BERKELEY SHAW are pleased to offer for sale this immaculately presented GROUND FLOOR TWO BEDROOM apartment, situated within the popular Kestrel Court development, offering its own PRIVATE GARDEN with SEA VIEWS! The apartment has an open plan lounge/ dining/ kitchen space with views overlooking the garden and towards the sea, two double bedrooms with a master ensuite and spacious family bathroom. This property really must be seen to appreciate the space and quality of the finish.



Entrance Hallway

With doors off to all rooms. Laminate flooring.

Open Plan Lounge/ Kitchen/ Dining Space

17'11" x 16'6" + 23'6" x 10'4" (5.48 x 5.03 + 7.18 x 3.15)

A stunning open plan room with glorious views over the garden and towards the sea. There is a double glazed window and double glazed patio door to rear. Laminate flooring. The kitchen is fitted with a range of wood effect base and wall units with complimenting work surfaces, incorporating stainless steel sink unit. Built in double oven, electric hob and extractor. Built in fridge freezer and washing machine. Tiled flooring to the kitchen area.

Bedroom One

15'9" x 10'2" (4.81 x 3.10)

Double glazed window to rear.

Ensuite Shower Room

7'1" x 4'3" (2.17 x 1.32)

A stunning newly fitted with shower room with shower cubicle, hand wash basin and WC. Tiled flooring and walls. Heated towel rail. Double glazed obscured window to side.

Bedroom Two

12'3" x 7'5" (3.75 x 2.28)

Double glazed window to rear.

Family Bathroom

7'3" x 4'7" (2.23 x 1.42)

Fitted with a suite comprising panelled bath with shower over, hand wash basin and WC. Tiled walls and flooring.

Garden

A lovely garden with views towards the sea. Laid to paving and low maintenance Astro Turf. Gate giving access to the beach. Side access gate.

