



Westcliffe Road, Birkdale, PR8



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£180,000

- NO ONWARD CHAIN
- 2nd Floor Apartment
- Spacious living/dining room
- Modern kitchen and bathroom
- Two well-proportioned bedrooms
- Gardens, Parking & Private Garage
- Leasehold
- EPC rating D



Located in a highly sought-after area of Birkdale. This well-maintained and nicely presented two-bedroom flat offers spacious accommodation in an excellent proximity to Birkdale Village, with its popular cafes, shops, and transport links.

The property features a welcoming entrance hall with useful storage cupboards, leading to a generous front room that provides ample space for both living and dining. The modern kitchen is well-proportioned and fitted with plenty of worktop and storage space, ideal for those who enjoy cooking and entertaining.

There are two good-sized bedrooms, including a spacious master bedroom, and a family bathroom with a contemporary finish. The flat benefits from large windows throughout, allowing natural light to fill the rooms and create a bright, airy feel.



With a total area of approximately 75.1 m² (808 sq ft), this property offers a comfortable layout and would make an ideal home for first-time buyers, downsizers, or investors alike.

Outside, the property enjoys access to beautifully maintained communal gardens, providing a peaceful setting to relax and unwind. There is ample residents' parking, and the flat also benefits from its own private garage, offering additional convenience and secure storage.

Additional Information

Vendor advises of the below service charges and information

£75pcm Service charge

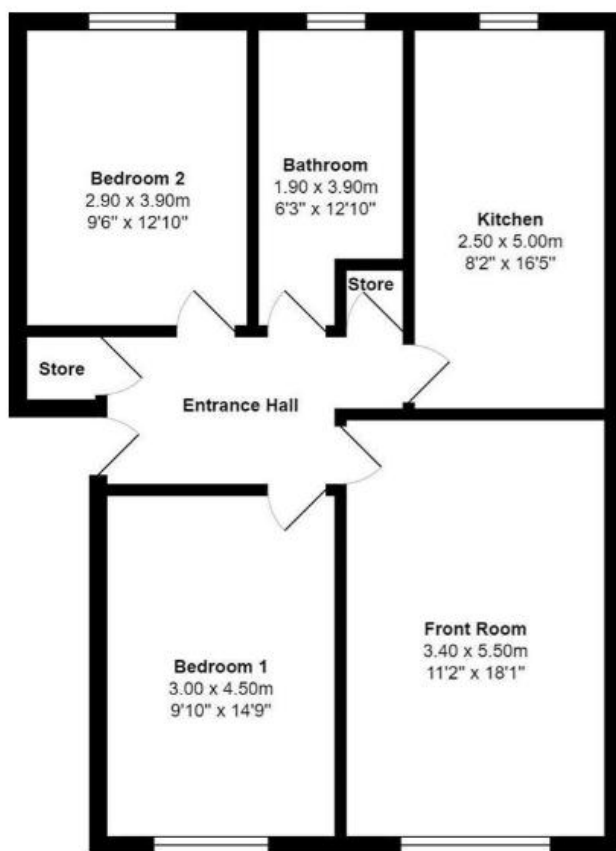
Leasehold

Vendors have advised throughout their ownership a new boiler has been installed, a new garage door has been installed, and some windows have also been replaced.

Disclaimer

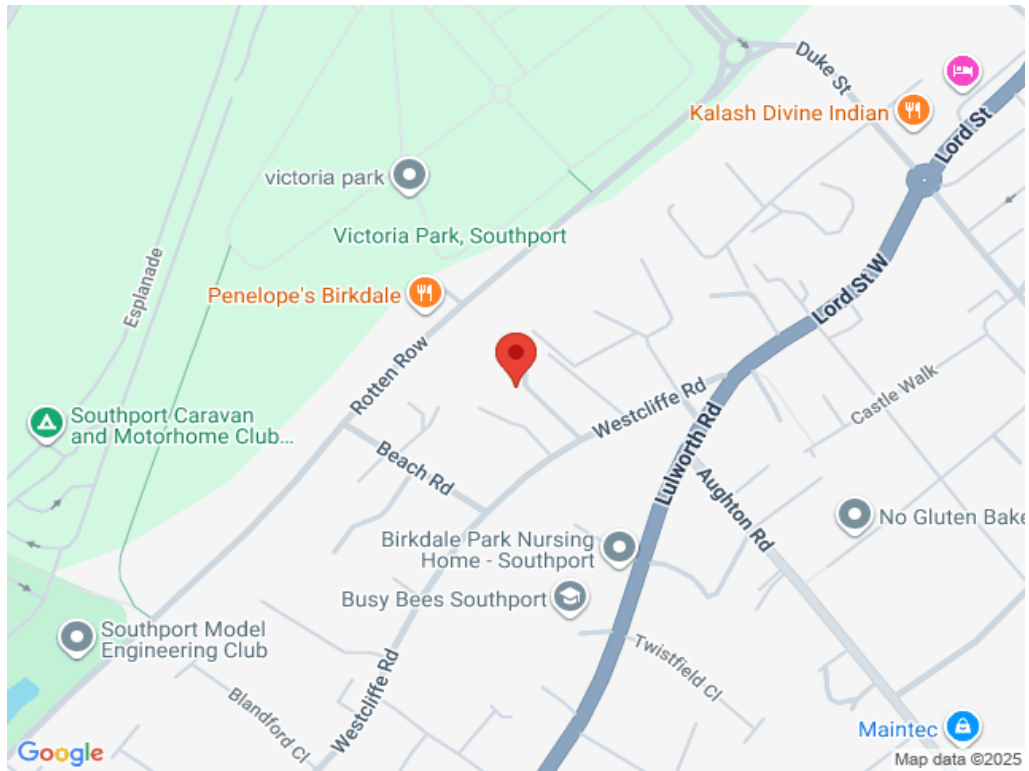
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Total Area: 75.1 m² ... 808 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		