

LEASEHOLD



Flat - Purpose Built

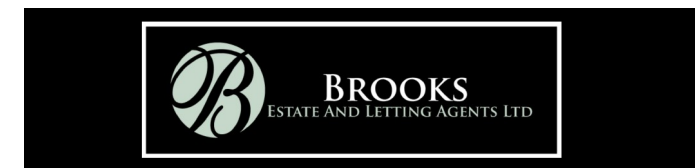
# 26 BIRKDALE COURT, HUYTON, L36 0RQ

Asking Price

## £130,000

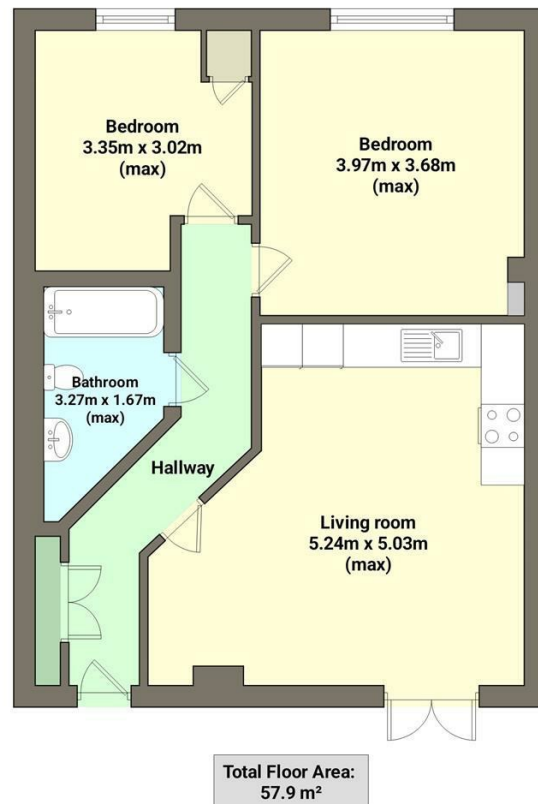
### FEATURES

- An ideal first time buyers home
- Situated close to Huyton Village and Huyton train station
- Beautifully presented and decorated to a high standard
- Entrance hall, lounge/kitchen with built in appliances
- Two good sized bedrooms
- Family bathroom with a modern suite
- Communal gardens with walkways and shrub displays
- Parking spaces at the side and rear



# 2 Bedroom Flat - Purpose Built located in Huyton

An ideal first time buyers home. Close to Huyton Village, public transport routes and close to motorway access. This immaculately presented ground floor apartment has been tastefully decorated and a credit to its current owner. The accommodation briefly comprises of entrance hall, open plan lounge/kitchen with built in appliances and french doors to the courtyard. There are two good sized bedrooms and a modern family bathroom. Parking spaces at the front and side. An early viewing is advised. EPC GRADE: B  
Leasehold 125 years remaining Management fee £1080 PA & £173 PA



Call us on

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**Council Tax Band**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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