



6 Waters Edge, 53 Burbo Bank Road, Liverpool, L23 6TQ

£195,000

Welcome to this charming two-bedroom ground floor apartment located in the popular Waters Edge development, on Burbo Bank Road in the picturesque area of Blundellsands. Situated right on the seafront, just a few minutes' walk from the famous Crosby Beach, the development occupies one of the most enviable positions in the area.

This delightful property boasts two double bedrooms, one of which boasts an en-suite shower room and a further three-piece bathroom, making it perfect for downsizers or professionals. The apartment is also fantastic for anybody searching for an investment opportunity with strong demand for rental property. The apartment is part of a development situated right on the seafront, offering stunning views and just a few minutes' walk from the famous Crosby Beach.

One of the standout features of this apartment is the open plan kitchen diner/living area, which provides access to a balcony where you can relax and enjoy the fresh sea breeze. Additionally, the property comes with allocated parking, ensuring convenience for residents.

Whether you are looking for a property with a sitting tenant or vacant possession, this apartment caters to your needs with the option to choose what suits you best. With no onward chain, the process of making this apartment your new home is made even smoother.



Hallway

Laminate floor intercom & 2 x storage cupboards.

Kitchen diner/living room

Double glazed windows, 2 x storage heaters, door to balcony, laminate floor, range of wall & base units, tiled splash back, electric hob, 2 x electric ovens, integrated microwave & integrated fridge freezer.

Balcony

Metal rails & tiled floor.

Bedroom 1

Timber frame double glazed windows to bay, fitted wardrobes & storage heater.

En-suite

WC, basin, shower unit, tiled floor & tiled walls.

Bedroom 2

Fitted wardrobe, electric heater & double glazed window.

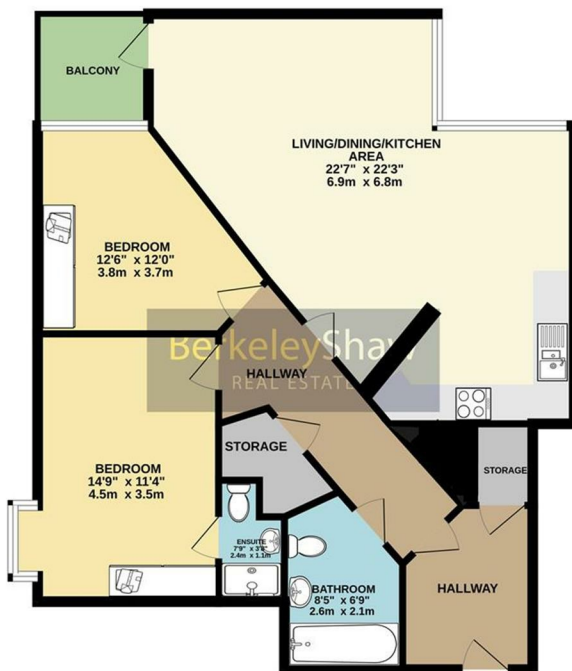
Bathroom

WC, basin, bath with shower & glass screen, tiled floor & part tiled walls.

Externally

Allocated parking & communal gardens.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency at the time of writing.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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