



**4 Hollyhurst Lodge, Weld Road
Birkdale, PR8 2DL, £190,000
'Subject to Contract'**

Ideally located just a short stroll from the vibrant heart of Birkdale Village, renowned for its array of specialty shops, restaurants, bars, and excellent commuter access via the Southport to Liverpool Central train line, this purpose-built two-bedroom ground-floor apartment offers stylish, low-maintenance living in a sought-after setting. The well-presented accommodation includes a spacious lounge diner with direct access to a private balcony overlooking the attractive communal gardens to the rear, a modern fitted kitchen, two bedrooms, and a well-presented bathroom suite. Externally, the property benefits from off-road parking, beautifully maintained communal gardens, and a private garage adding both convenience and appeal. A perfect choice for professionals, downsizers, or anyone seeking comfortable living within easy reach of local amenities and transport links.

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Southport's Estate Agent

Communal Entrance

Ground Floor

Private Entrance Hall

Entry phone system, plate rail and Karndean flooring. Built in cupboard with hanging space and shelving.

Lounge/ Dining Area - 5.44m x 3.61m (17'10" x 11'10" excluding entry door recess)

Upvc double glazed patio doors lead to balcony overlooking gardens to the rear with picture window. Karndean flooring continues, and wall mounted electric contemporary style fireplace. Patio area to rear includes wrought iron gated access and balustrade, main living area open plan with dining area.

Kitchen - 4.22m x 2.29m (13'10" x 7'6")

Upvc double glazed window, kitchen arranged in a modern gloss style with a number of built in base units including cupboards and drawers, pull out larder cupboard, pan drawers and spice rack, wall cupboards with under unit lighting, one housing 'Worcester' combination style central heated boiler system and single bowl sink unit with mixer tap and drainer. Granite working surfaces. Appliances include 'Bosch' four ring ceramic hob with single fan assisted oven and plumbing available for washing machine. Space available for free standing fridge freezer. Granite splash back and Karndean flooring. Recessed spotlighting.

Bedroom 1 - 3.35m x 3.02m (11'0" x 9'11" to front of wardrobes)

Upvc double glazed window, fitted wardrobes with hanging space and shelving.

Bedroom 2 - 3.02m x 2.72m (9'11" x 8'11")

Upvc double glazed window, fitted wardrobe.

Bathroom/ WC - 3.38m x 1.6m (11'1" x 5'3")

Opaque Upvc double glazed window, four-piece modern white suite comprising of low-level WC, vanity wash hand basin and corner step in shower enclosure with 'Triton' electric shower unit, panelled bath, tiled walls and flooring.

Outside

The development stands in well maintained, established communal gardens and there is a garage included in the sale.

Council Tax

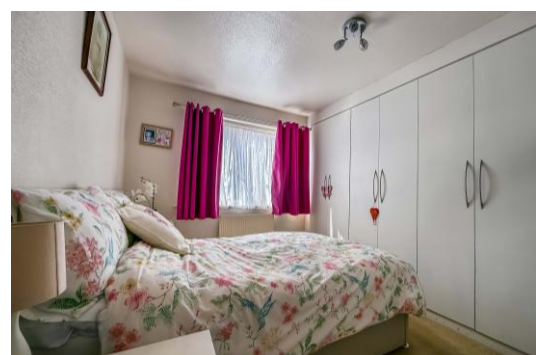
Sefton MBC band C.

Tenure

Leasehold for 890 years from 25 March 1973 with a ground rent of £15.

Service Charge

The current service charge is payable in the region of £125 per month to include building insurance.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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