



BARRINGTON CADDICK  
PROPERTIES LTD

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## Flat 2 Fairlawn Court 47 Bidston Road

, Oxton, CH43 6UX

Or Nearest Offer £127,250





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## Directions :

From the Barrington Caddick showroom, travel along Woodchurch Road to the center of Prenton turning left at the traffic lights into Storeton Road. Proceed along Storeton Road leading into Ingestre Road. Travel through the traffic light continuing along Bidston Road, proceed past the Territorial Army Barracks and Fairlawn Court can be found on the left hand side.

## Sat Nav :

Sat Nav: For Satellite Navigation the postcode is : CH43 6UX

## Accommodation Comprising :

Proceed to the left hand of the building to find the access to the communal entrance.

## Communal Entrance :

A glazed wooden communal entrance door with security intercom giving access into the entrance hallway. The hallway is well presented and includes a large locked storage unit which is very useful.

## Entrance Hallway :

A wooden front door with security eye leading into the entrance hallway. Offering attractive wood laminate floor, central heating radiator, wall mounted security intercom phone, matching interior doors and a very large recess wardrobe with hanging rail and open shelves.

## Lounge /Dining Room :

10'5 x 19'4 (3.05m'1.52m x 5.79m'1.22m)

A really spacious and bright lounge/dining room, with two white UPVC double glazed picture windows, attractive wood laminate floor and two central heating radiators.

## Kitchen :

6'9 x 8'9 (1.83m'2.74m x 2.44m'2.74m)

A very nice integrated kitchen, comprising of a stainless steel sink unit with single drainer and chrome mixer taps, and excellent range of wall and base units, with drawers and cabinets, complimented with work top surfaces and brick styled ceramic tiled walls. An integrated gas 4 ring hob with oven and chrome extractor fan, a wall mounted gas central heating boiler, white UPVC double glazed picture window, pvc ceiling panelling, useful large recess cupboard, plumbing for a washing machine and spot lights.

## Bedroom1 :

9'4 x 17'4 (2.74m'1.22m x 5.18m'1.22m)

A really spacious and bright bedroom, with a white UPVC double glazed picture window, attractive wood laminate floor and central heating radiator.

## Bedroom 2 :

6'4 x 10'4 (1.83m'1.22m x 3.05m'1.22m)

Offering wood laminate floor, white UPVC double glazed picture window, recess unit and central heating radiator.

## Shower Room :

A modern contemporary designed shower room, comprising of a white soft closing low level WC, ceramic wash hand basin with chrome fountain designed mixer tap and mounted in a white vanity unit, a large walk in shower enclosure with a chrome power shower with a matching hand held shower extension.

### Outside :

Surrounding the development are very well maintained and mature communal gardens, with shaped lawns, borders stocked with flowering shrubs and mature trees.

### Maintenance Charges & Lease :

The monthly maintenance charges are approximately £75.00 per month.

### Council Tax :

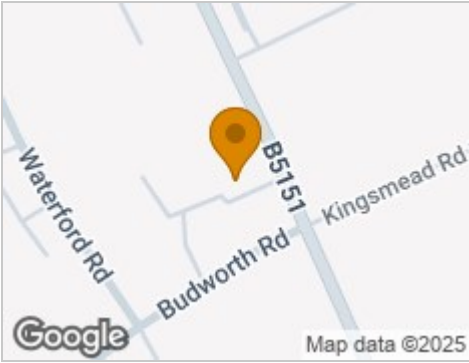
2023-2024 Council Tax band is 'A' £1,438.71 Per Annum

### Note :

Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hoylake Office  
on 0151 608 0066 if you wish to arrange a viewing appointment for this  
property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute  
any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must  
satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or  
give any representation or warranty in respect of the property.

Energy Efficiency Graph

