



## South Park Court, Westvale, Kirkby, L32 2BD £60,000

### Cash Buyers Only

Grosvenor Waterford are delighted to offer for sale this one bedroom first floor flat, situated within walking distance of Kirkby train station and convenient for local shops and all amenities. The accommodation briefly comprises; entrance hall, lounge, kitchen, bedroom and bathroom. Outside there are communal gardens, parking and a garage. The property also benefits from uPVC double glazing, gas central heating and is offered with the added advantage of no ongoing chain. An early viewing is considered essential.



**Entrance Hall**

uPVC front door, two storage cupboards, laminate flooring, inset ceiling spotlights

**Living Room**

14'7" x 11'3" (4.47m x 3.43m)

uPVC double glazed window to rear aspect, laminate flooring, inset ceiling spotlights, radiator

**Kitchen**

11'2" x 8'2" (3.42m x 2.49m)

fitted kitchen with a range of wall and base cabinets with complementary worktops, integrated oven and electric hob. with extractor over, space for fridge freezer, plumbing for washing machine, laminate flooring, tiled splashbacks, uPVC double glazed window to front aspect

**Family Bathroom**

6'7" x 5'6" (2.03m x 1.69m)

white suite consisting of bath, wash basin and low level w.c., tiled floor and part tiled walls. inset ceiling spotlights, uPVC double glazed window to front aspect

**Bedroom**

11'6" x 9'3" (3.51m x 2.83m )

uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights, built in wardrobe

**Garage**

garage as part of a separate block with up and over the door

**Communal Gardens**

large communal garden space.

**Additional Information**

Tenure : Leasehold

Council Tax Band : A

Local Authority : Knowsley

**Agents Note**

All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). If the Vendor becomes aware of any matters that may affect the accuracy of the property particulars the Vendor will advise the Agent. All room measurements are approximate and given for guide purposes only. All gas and electric appliances have not been tested.

