



Ian Crane Estate Agents

South Park Court, Kirkby, L32 2BD



£54,000(Subject to contract)

An easily manageable purpose built ground floor flat, with a security entrance door. Located conveniently for the shopping facilities and railway station of Kirkby. The well presented accommodation has been recently redecorated and refitted by the current owners and briefly comprises communal entrance hallway, private hall, living room with french doors to the communal gardens, kitchen with fitted units including oven and hob. Double bedroom, bathroom with newly fitted white suite including electric shower over the bath. Communal gardens, parking and a garage.



Location:	South Park Court is located off South Park Road which is off Glovers Brow in Kirkby
Communal entrance	security entrance door
Hallway	laminated floor, double glazed door
Living room	12' 4" x 10' 7" (3.75m x 3.22m) laminated floor covering, storage cupboard, electric heater, double glazed french doors
Kitchen	5' 7" x 9' 0" (1.69m x 2.75m) inset sink unit with drainer, base and drawer units with worktop surfaces over, wall units, electric hob and oven, space for fridge/freezer, plumbing for washing machine, tiled floor, tiled walls, double glazed window
Bedroom	9' 0" x 7' 5" (2.75m x 2.25m) laminated floor covering, double glazed window
Bathroom	white suite comprising panelled bath with Triton electric shower over, pedestal wash hand basin, low level w.c, tiled floor, part tiled walls, double glazed window
Outside	communal parking and gardens, garage
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band A
Tenure	Leasehold

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 320 sq.ft. (29.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.



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