

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 laminate floor, double glazed door

Living room 12' 4" x 10' 7" (3.75m x 3.22m) laminate 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) laminate 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

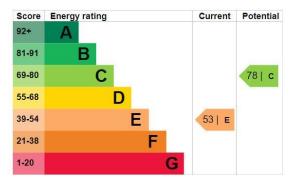
lan Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements 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.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other times are approximate and no responsibility is taken for any error, omission or min-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and applicance shown have not been treeted and no guarantee.



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











