



38 The Downs Blundellsands Road West

, Blundellsands, L23 6XS

£1,300



Welcome to this charming ground floor apartment located on Blundellsands Road West in Liverpool! This property boasts 1 large reception room leading to an outside patio, 2 bedrooms, and 2 bathrooms, making it a perfect space for comfortable living.

Situated close to Blundellsands & Crosby train station and the leisure centre this flat offers convenience and a sense of community. The open plan living area creates a spacious and welcoming atmosphere, perfect for entertaining guests or simply relaxing after a long day.

One of the highlights of this property is the fantastic views it offers. Imagine waking up to stunning views every morning and enjoying the beauty of the surroundings right from the comfort of your own home. Parking is available in the grounds.

Don't miss out on the opportunity to make this place your new home. Embrace the comfort, convenience, and beauty that this property has to offer. Contact us today to arrange a viewing and take the first step towards living in this wonderful space!

Viewings from 19th September.



COMMUNAL ENTRANCE

Entrance system with key pad and fob. Glazed entrance door, stairs to first and second levels.

PRIVATE ENTRANCE

HALLWAY

Hardwood entrance door, feature radiator. Solid wood flooring.

LOUNGE 16'8" x 14'3" (5.10 x 4.36)

UPVC double glazed window to side, solid wood flooring. Feature radiators. Mirror backed fitted display cabinet with shelving and draws. Opening to:

DINING ROOM 15'2" x 12'11" (4.64 x 3.95)

UPVC double glazed patio doors leading to patio area with open views over River Mersey. Feature radiator. Opening to:

KITCHEN 11'10" x 10'4" (3.62 x 3.17)

Modern range of units comprising of quartz worktops inset with ceramic sink unit with splash backs. Space for American fridge/freezer, Space for range style gas cooker. Wall mounted 'Worcester' gas central heating boiler. Slate tiled flooring. Breakfast bar area. UPVC double glazed window with open views.

BEDROOM 1 16'2" x 11'5" (4.93 x 3.50)

UPVC double glazed full length picture window, feature radiator. Fitted wardrobes.

BEDROOM 2 11'5" x 11'10" (3.48 x 3.61)

UPVC double glazed full length picture window, feature radiator. Fitted wardrobes.

BATHROOM 11'6"x 6'4" (3.51x 1.95)

White bathroom suite comprising of panel bath with electric shower over. Low level WC, wash hand basin. UPVC double glazed window, radiator. Fitted storage cupboard with plumbing for washing machine. Tiled walls and flooring.

SHOWER ROOM 6'10" x 4'9" (2.09 x 1.47)

White suite comprising of step in shower cubicle, low level WC, wash hand basin inset into vanity unit. Tiled walls and flooring, radiator/towel rail. UPVC double glazed window.

COMMUNAL GARDENS

Communal gardens to the front. Paved private patio areas. Lawned areas with well screened hedges allowing privacy.

GARAGE

En-bloc garage. Up and over door, power and light laid on. Accessed via communal driveway with parking spaces and visitors.

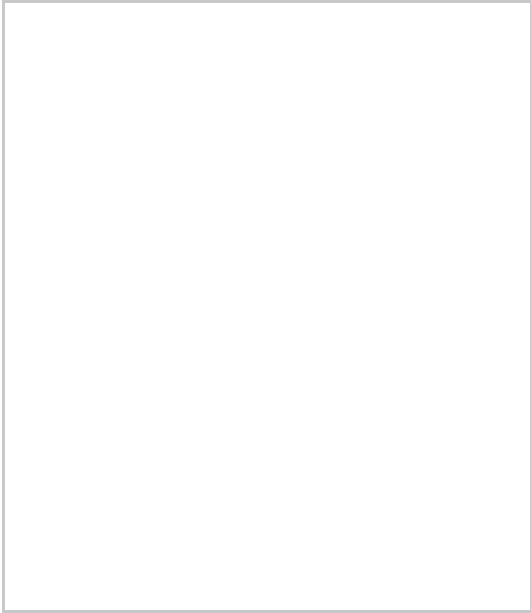
MANAGEMENT AND MAINTENANCE

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.

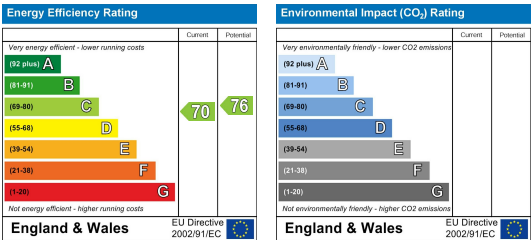
Area Map



Floor Plans



Energy Efficiency Graph



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