



# 16 Burbo Bank Road South

, Liverpool, L23 6SP

Asking price £230,000

Nestled in the highly desirable Blundellsands area of Liverpool, this beautifully decorated two-bedroom first-floor flat offers a perfect blend of comfort and style. As you step inside, you will be greeted by a welcoming reception room that exudes warmth and charm, making it an ideal space for relaxation or entertaining guests.

The flat boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is thoughtfully designed, ensuring convenience and functionality for everyday living.

One of the standout features of this property is the stunning views over the Dee Estuary, which can be enjoyed from various vantage points within the flat. Imagine waking up to the serene beauty of the estuary, a perfect backdrop for your morning coffee or evening wind-down.

With its prime location on Burbo Bank Road South, residents will benefit from easy access to local amenities, parks, and the vibrant community that Blundellsands has to offer. This property is not just a home; it is a lifestyle choice, ideal for those seeking a tranquil yet connected living experience.

In summary, this two-bedroom flat is a rare find in a sought-after area, combining elegant interiors with breathtaking views. It presents an excellent opportunity for both first-time buyers and those looking to invest in a charming coastal retreat. Do not miss the chance to make this delightful property your own.

## Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

- Stunning Two Bedroom First Floor Flat
- Open Views Across Dee Estuary And Welsh Hills
- Modern Family Bathroom
- Highly Desirable Blundellsands Location
- Short Distance To Beach



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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