



32 The Outlook, Riverside, Liverpool, L38 0BU

Asking Price £200,000

MUST BE SEEN - 'The Outlook' a name truly deserved with a view overlooking the River Alt and with SEA-VIEWS out to Burbo Bank, you will never get bored of the ever-changing picture through the sliding doors of the Juliet balcony, watch the sunset whilst in the comfort of your own lounge/dining room. This 2 DOUBLE bedroom, first floor apartment was FULLY RENOVATED in 2022/23 to include, a stylish NEW breakfast kitchen, NEW bathroom with double shower, NEW patio doors and NEW flooring throughout.

Outside to the front and rear are well maintained mature gardens with grass lawn, flowers and shrubs, complimenting the natural beauty of the coast at Hightown. There is off street private parking and secure entry via communal entrance hallway.

The village of Hightown offers a quiet location with a community spirit and beach on your doorstep. Hightown offers all the essentials including, Doctors, Dentist, Pharmacy, Village Stores, coffee shop, Pub, Train Station (Liverpool 20-minute commute) and is on bus route to Crosby. There are two churches which offer community events for pre-school children, families and the elderly. Home to Blundellsands Sailing Club and Hightown Cricket & Tennis clubs there is much more than you think for a coastal village. You also have free school buses taking and dropping children to local Primary Schools.

LEASEHOLD

Term : 999 years from 1 January 2000 - 973 Years Remaining
Management Charge £1200 per annum



Lounge/Diner

20'4" x 10'9" (6.20 x 3.30)

Entering via Oak French style double doors from hall, patio doors and Juliet balcony looking over the River Alt and sea beyond. Watch the ships travel down the Mersey and experience the stunning Liverpool Sunsets from your own home.

Breakfast Kitchen

12'5" x 10'2" (3.80 x 3.10)

Brand new in 2022 with a stunning view over the River Alt and sea beyond, a range of shaker style base and high-level fitted units with breakfast bar area, integrated microwave & washing machine. Stylish vertical radiator.

Bathroom

6'10" x 5'2" (2.10 x 1.60)

New in 2022 a modern shower room with spacious double shower, storage sink & WC.

Bedroom 1

13'9" x 5'10" (4.20 x 1.80)

DOUBLE with window to the front aspect, fitted wardrobes and bedside tables, fitted carpets.

Bedroom 2

9'10" x 9'6" (3.0 x 2.90)

DOUBLE to the front aspect with fitted carpets.

Hall

A bright entry hallway with secure entry system, flooded with light from the Oak French style doors to lounge. Access to all other rooms.

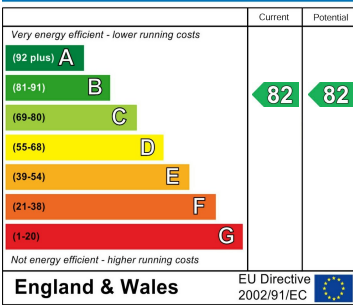
GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



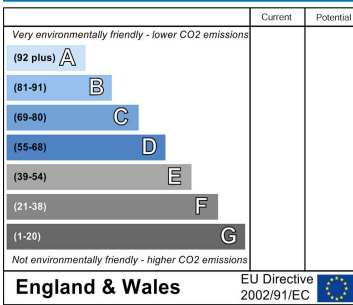
TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

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. Made with Measure C1202.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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