

KAREN PARKS
SALES & LETTINGS



30 The Walk

, Birkdale, PR8 4BG

£925 Per Calendar Month



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ACCOMMODATION

Communal Entrance

There is a communal entrance which provides access to both apartments, with a porch area leading into the hallway that has door access to both the ground floor and first floor apartment.

Ground Floor Apartment

Lounge

13'9" x 13'9" (4.20 x 4.20)

The lounge is an excellent size with a large double glazed bay window allowing an abundance of light to flow in. There are two radiators and an electric wall mounted heater.

Kitchen

15'8" x 6'6" (4.80 x 2.00)

The kitchen comprise of a range of white wall and base units providing plenty of storage for the kitchen, there is a sink with double glazed window above, one radiator and door leading out onto a paved area. There is space for a washing machine, oven and under counter fridge.

Bedroom 1

18'4" x 12'1" (5.60 x 3.70)

The spacious master bedroom has three double glazed windows allowing plenty of light to flow through the room and there are two radiators.

Inner Hallway

Inner hallway with a built in storage cupboard.

Bathroom

10'2" x 6'6" (3.10 x 2.00)

The bathroom comprises of a bath with over head shower, hand wash basin, WC, radiator and double glazed window.

Bedroom 2

13'9" x 9'10" (4.20 x 3.00)

The second double bedroom has a double glazed box bay window, one radiator and a built in cupboard containing the boiler.

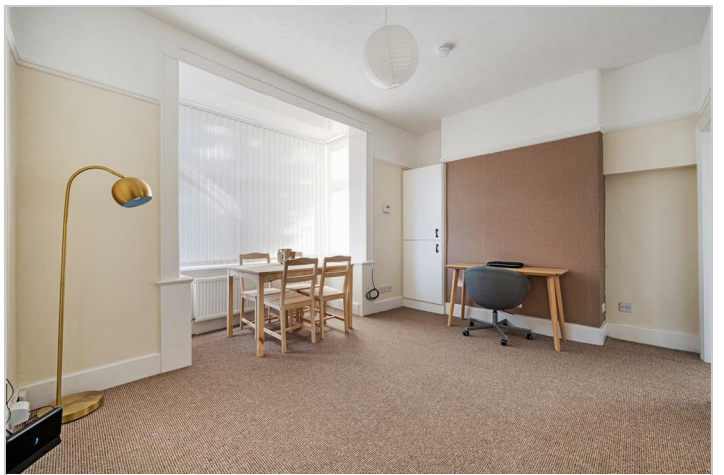
Outside

Communal Gardens to Front and Rear

The tenant can use the back patio area leading out from the kitchen door

Communal Parking

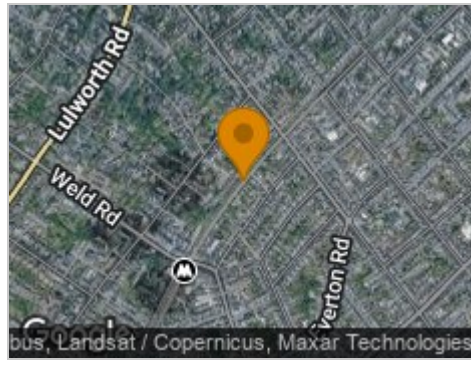
Access to the parking is down a drive adjacent to 30 Alma Road, on the left hand side coming from Birkdale village, there is a stoned driveway leading down to parking space at the rear of the building.



Road Map



Hybrid Map



Terrain Map

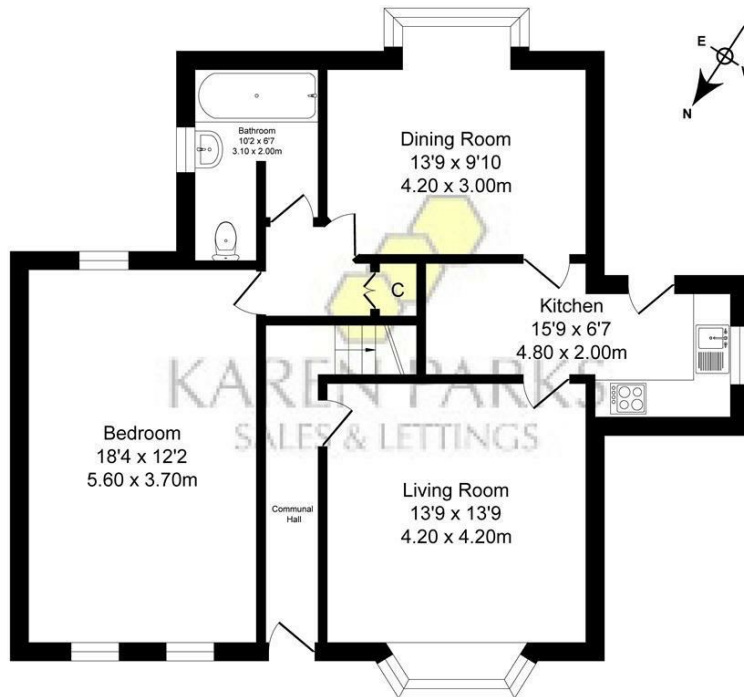


Floor Plan

The Walk, Birkdale

Total Approx. Floor Area 887 Sq.ft. (82.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

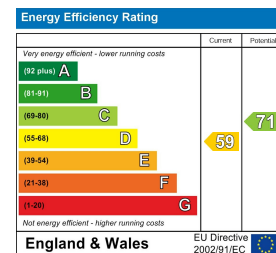


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Viewing

Please contact our Formby Office on 01704 835780 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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