



Wainwright
&
Edwards

FOR SALE
01772 814863

Offers In The Region Of £175,000

6, 18 Blundellsands Road West, Blundellsands, L23 6TE



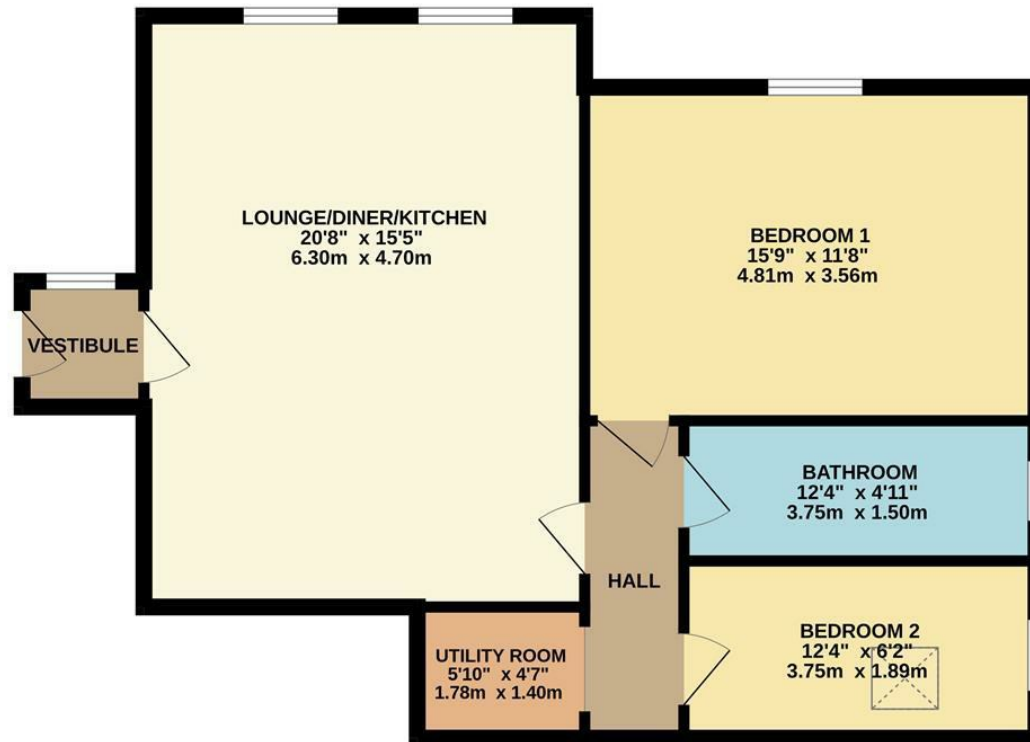
PROPERTY SUMMARY

An excellent opportunity to purchase a spacious top floor apartment in sought after residential location convenient for rail links to Liverpool and Southport and also the local beach. The well presented accommodation comprises entrance vestibule, large feature open plan lounge dining room room and modern kitchen, two bedrooms, modern bathroom with white suite and utility room. The property benefits from gas central heating, large grounds and communal parking. No Chain.





GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TWO BED TOP FLOOR APARTMENT

TOTAL FLOOR AREA: 724 sq.ft. (67.3 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.
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LOCAL AUTHORITY

Sefton

TENURE

Leasehold

COUNCIL TAX BAND

C

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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&
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OFFICE ADDRESS

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PR8 4AY

CONTACT