



McGUIRE
ESTATE AGENTS

2 Bed Flat

£105,000



Trafalgar Road , Birkdale, Southport, PR8 2EN

A two bedroom flat located in the desirable area of Birkdale. Close to Birkdale village, transport links, golf courses and the coast. This property is located on the first floor. Briefly comprising of entrance hall, lounge/diner, kitchen, two bedrooms and a family bathroom. There is a separate garage and a parking space located in the communal gardens

Key Features

Ground Floor

COMMUNAL ENTRANCE HALL - Intercom

Third Floor

HALLWAY - Access to all room.

LOUNGE/DINING AREA - 15' 1" x 11' 5" (4.6m x 3.5m) Double glazed window to the rear aspect, storage heater, two central ceiling light pendant, television point, telephone point

KITCHEN - 5' 11" x 11' 9" (1.81m x 3.6m) Double glazed window to the front aspect. A range of fitted base and wall units, stainless steel inset sink with veg bowl, wood effect work surface, electric cooker and hob with overhead extractor fan, plumbed for washing machine and part tiled walls

BEDROOM ONE - 12' 11" x 11' 10" (3.94m x 3.62m) Upvc double glazed windows to the rear and side aspects, Television and telephone points, storage radiator.

BEDROOM TWO - 8' 11" x 8' 11" (2.73m x 2.72m) Upvc double glazed window to the side aspect, television point, storage heater.

BATHROOM - 5' 6" x 5' 2" (1.7m x 1.6m) White suite comprising of panelled bath with electric shower over, low level wc, wash basin with vanity unit under, extractor fan, heated towel rail, tiled walls.



Exterior

OUTSIDE - GARAGE

Single garage.

GARDENS

Communal gardens to the front and rear, laid to lawn, with mature trees and shrubs. Parking space at the back



Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.