

LEASEHOLD



Flat - Purpose Built

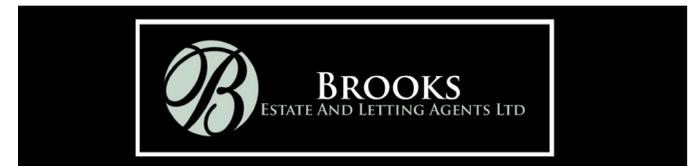
26 BIRKDALE COURT, HUYTON, L36 0RQ

Asking Price

£130,000

FEATURES

- An ideal first time buyers home
- Situated close to Huyton Village and Huyton train station
- Beautifully presented and decorated to a high standard
- Entrance hall, lounge/kitchen with built in appliances
- Two good sized bedrooms
- Family bathroom with a modern suite
- Communal gardens with walkways and shrub displays
- Parking spaces at the side and rear



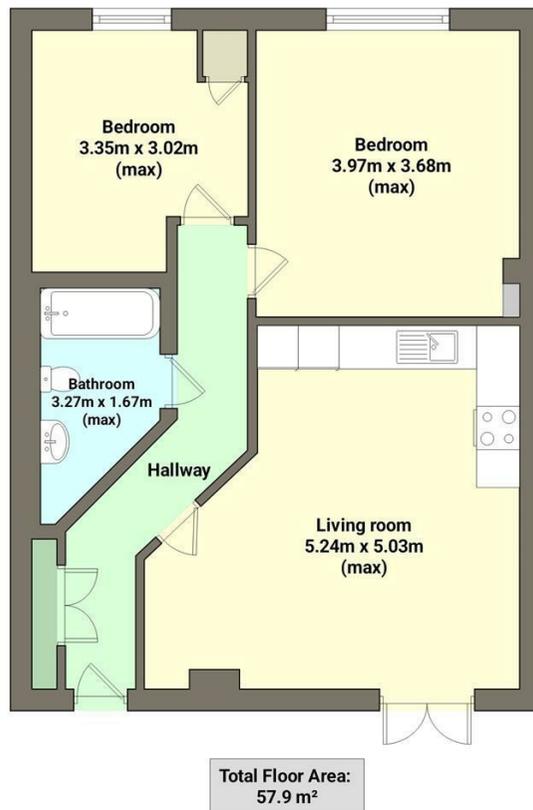
2 Bedroom Flat - Purpose Built located in Huyton

Immaculate Ground Floor Apartment – Ideal First-Time Purchase

Perfectly suited to first-time buyers, this beautifully presented ground floor apartment offers stylish, low-maintenance living in a highly convenient location. Positioned within easy reach of Huyton Village, excellent public transport routes and major motorway links, the property combines comfort with outstanding connectivity.

Immaculately maintained and tastefully decorated throughout, the apartment is a true credit to its current owner. The well-designed accommodation comprises a welcoming entrance hall leading into a bright and contemporary open-plan lounge and kitchen, complete with integrated appliances and French doors opening onto a private courtyard area — perfect for relaxing or entertaining. There are two generously sized bedrooms, both offering ample space for furnishings, along with a modern family bathroom finished to a high standard. Externally, the property benefits from allocated parking spaces to both the front and side, adding further convenience. Early viewing is highly recommended to fully appreciate the quality and location on offer.

EPC Grade: B. Leasehold with 125 years remaining. Management fees are £1,080 per annum plus £173 per annum.



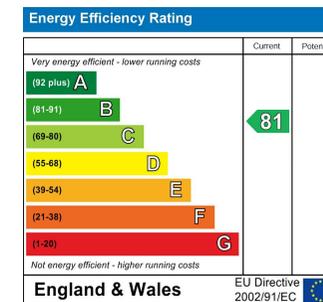
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Council Tax Band



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.

