



**1 Hollyhurst Lodge, Weld Road,
Birkdale, Southport, PR8 2DL
£185,000 Subject to Contract**

Beautifully presented throughout, this purpose-built ground floor apartment enjoys a sought-after spot just a short stroll from the heart of Birkdale Village, with its popular shops, cafés, restaurants, bars, and excellent rail links to Liverpool. The spacious lounge/diner opens directly onto a private terrace overlooking the front communal gardens, a lovely spot for morning coffee or alfresco dining. There's also a generous breakfast kitchen with modern units and integrated appliances, two well-proportioned double bedrooms, a bathroom, and a separate WC. Outside, private garaging and well-tended communal gardens to the rear complete the picture. Ideal for professionals, downsizers, or anyone wanting easy, comfortable living close to all amenities.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Communal Entrance Hall

Communal entrance hall with entry phone system. Stairs lead to all floors.

Ground Floor

Private Entrance Hall

Entrance door, entry phone handset, L-shaped entrance hall leading to the main accommodation.

Lounge/Diner - 5.64m x 4.55m (18'6" x 14'11" reducing to 11'8" overall measurements)

Upvc double glazed door and window open onto a private front-facing terrace overlooking the communal gardens to Weld Road. Upvc double glazed window to side. Coal-effect electric fire with marble interior, hearth and fire surround. Lounge open plan to dining area.

Breakfast Kitchen - 4.06m x 3.17m (13'4" x 10'5" overall measurements)

Upvc double glazed window to side. A range of built-in base units including cupboards and drawers with matching wall cupboards and working surfaces. 1 1/2 bowl sink unit with mixer tap and drainer. Wall-mounted Ariston combination style central heating boiler system. Ladder-style chrome heated towel rail. Breakfast area. Appliances include electric double oven, four-ring ceramic hob with canopy style extractor hood above, integral fridge freezer and dishwasher. Plumbing available for washing machine.

Bedroom 1 - 4.29m x 3m (14'1" to rear of wardrobes x 9'10")

Upvc double glazed window. Fitted wardrobe with hanging space and shelving.

Bedroom 2 - 3.63m x 3m (11'11" x 9'10")

Upvc double glazed side window.

Shower Room/WC - 2.06m x 1.65m (6'9" x 5'5")

Opaque Upvc double glazed window. Modern three-piece white suite comprising low level WC, vanity wash hand basin with mixer tap, cupboards below and vanity wall mirror over. Entry-level shower with wall grip and electric shower. Tiled walls and flooring. Ladder-style chrome heated towel rail. Extractor.

Outside

The development stands within well-maintained and established communal gardens. A garage is included in the sale.

Council Tax

Sefton MBC band C.

Tenure

Leasehold for 890 years from 25 March 1973 with a ground rent of £15.

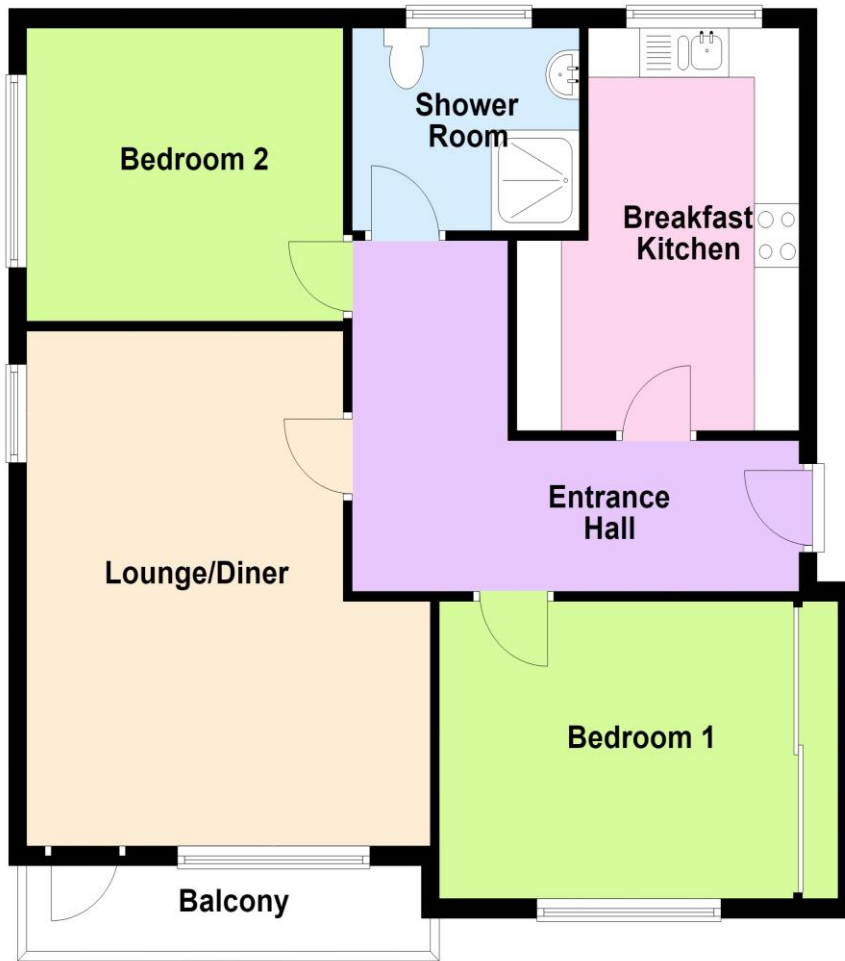
Service Charge

The current service charge is payable in the region of £125 per month to include building insurance with the current managing agents being Curlett Jones in Southport.



Ground Floor

Approx. 75.6 sq. metres (813.6 sq. feet)
(excluding Balcony)



Total area: approx. 75.6 sq. metres (813.6 sq. feet)



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.