



Kirby Park Mansions, Ludlow Drive, West Kirby, Wirral, Merseyside. CH48

Guide Price £121,500



26 Whitby Road, Ellesmere Port, Merseyside.
Liverpool. CH65 8AE
0151 356 5096

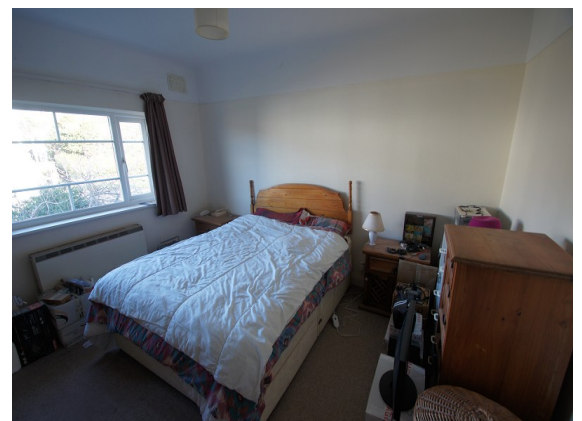
whiteheather
ESTATE AGENTS



Kirby Park Mansions, Ludlow Drive, West Kirby, Wirral, Merseyside. CH48

Guide Price
£121,500

Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply. Starting Bid £145,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



Entrance

Entrance door to apartments (intercom system). Further door to rear entrance and garden. Staircase leads to 1st and 2nd floor with the property being located on the top floor. The property address is "8 kirby park mansions" 2 bedroom top floor apartment.

Hallway

Wall mounted built-in electric meter. Electric storage heater. Further doors to open to lounge, bedrooms and bathroom.

Lounge (12' 10" Max x 17' 08") or (3.91m Max x 5.38m)

reducing to 8'10"

Front aspect UPVC double glazed window. Electric storage heater. Television point. Wooden fire surround housing stone effect electric fire. Carpet. Further door open to kitchen.

Kitchen (9' 01" x 6' 0") or (2.77m x 1.83m)

The kitchen has been fitted with a range of units having cream fascia with cream speckled working surfaces comprising 6 base units and 5 wall mounted units. Single drainer stainless steel sink unit with mixer tap and rear aspect double glazed window above. Half tiled walls . Plumbed for a washing machine. Space for fridge/freezer. Laminate flooring.

Bedroom 1 (12' 08" x 10' 09") or (3.86m x 3.28m)

Front aspect UPVC double glazed window. Electric heater. Carpet.

Bedroom 2 (12' 07" x 8' 01") or (3.84m x 2.46m)

Rear aspect UPVC double glazed window. Electric heater. Carpet.

Bathroom (8' 04" x 5' 02") or (2.54m x 1.57m)

The bathroom suite is white comprising panelled bath with electric overbath shower with screen. Pedestal wash hand basin. Push button toilet. Half tiled walls. Rear aspect obscured window. Shaver point. Tiled effect cushion flooring. Cupboard containing immersion heater.

Outside

Garage


No 2

Up and over door. Suitable for one average car.

Rear Garden

The property has grass lawns with various plants, trees and shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

White Heather Estates
 26 Whitby Road, Ellesmere Port, Merseyside. Liverpool. CH65 8AE
 0151 356 5096
support@whiteheatherestates.com

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1.5 million - 10% of Purchase Price. From £1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.
 Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.