



Weld Road, Birkdale,
PR8 2AZ

**OFFERS OVER
£230,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This distinctive apartment forms part of an attractive development combining a traditional VICTORIAN FRONTAGE with a MODERN NEW-BUILD EXTENSION to the rear. Located within WALKING DISTANCE OF BIRKDALE VILLAGE, the development is home to just eight apartments, designed with a thoughtful blend of character and contemporary comfort. Residents also benefit from a LIFT and useful BASEMENT STORAGE.

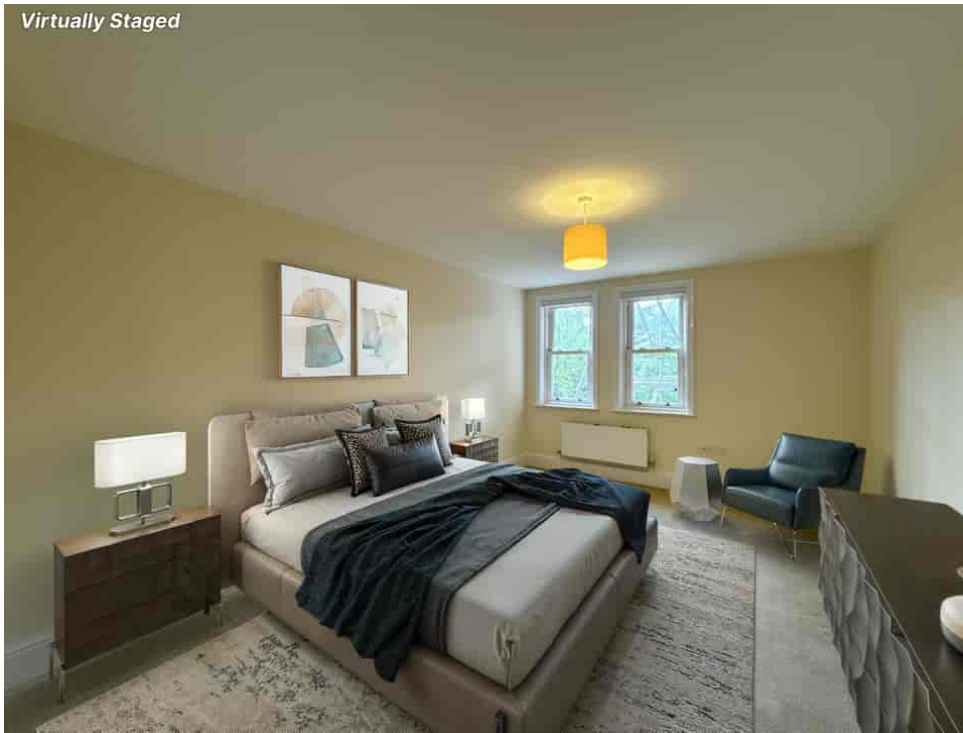
Situated on the FIRST FLOOR, the apartment offers a SPACIOUS LAYOUT extending to approximately 1,034 SQ FT. At its heart is a LARGE OPEN-PLAN LOUNGE/DINING ROOM with an INTEGRATED KITCHEN — perfect for entertaining or relaxed everyday living. High ceilings and generous proportions give the living space a light and welcoming feel.

The accommodation comprises TWO DOUBLE BEDROOMS and TWO BATHROOMS. The principal bedroom includes an EN-SUITE SHOWER ROOM, while the second double bedroom is served by a stylish main bathroom. Both bedrooms enjoy an excellent sense of space and natural light.

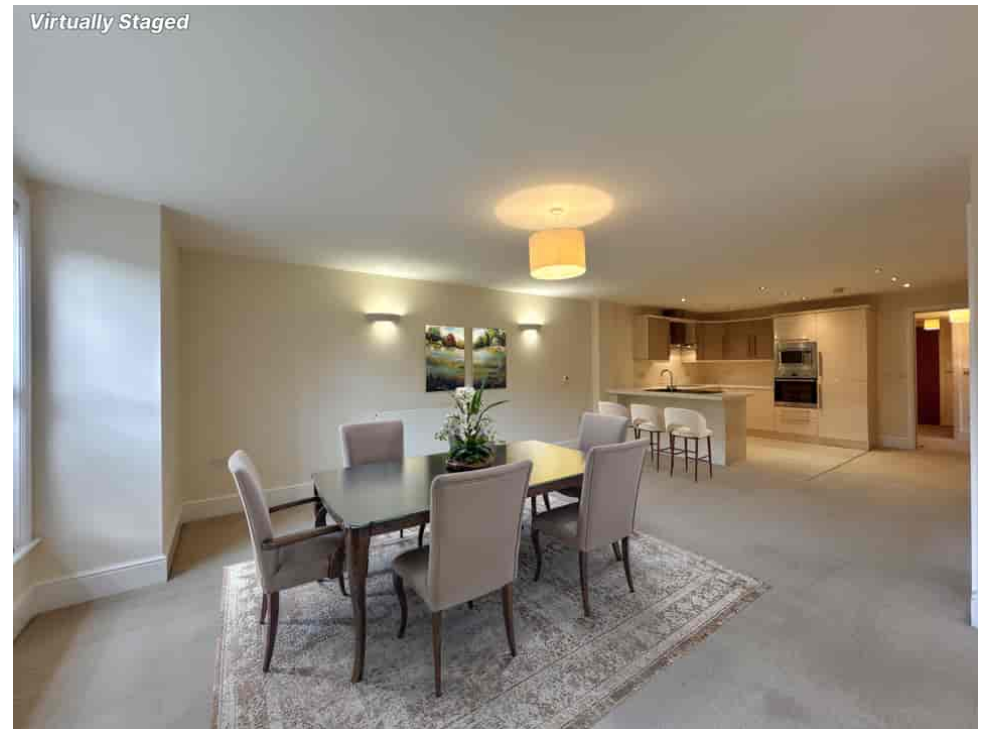
Externally, the development is set within WELL-KEPT COMMUNAL GARDENS. The property comes with ONE ALLOCATED PARKING SPACE together with FOUR VISITOR SPACES. Offered for sale with NO ONWARD CHAIN, this apartment represents an ideal opportunity in one of the area's most desirable locations.



Virtually Staged

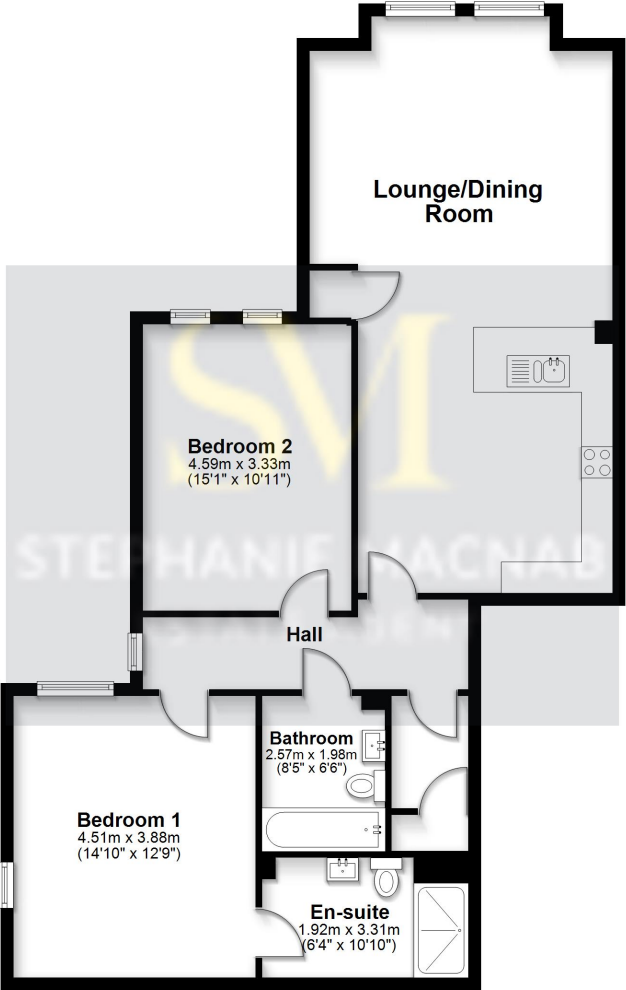


Virtually Staged



Ground Floor

Approx. 96.1 sq. metres (1034.0 sq. feet)



Total area: approx. 96.1 sq. metres (1034.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

