



St Wyburn, Westcliffe
Road, Birkdale, PR8 2TG

Offers Over £280,000

SM

STEPHANIE MACNAB
ESTATE AGENT

It would be hard not to FALL IN LOVE with this place...

A development of LUXURY APARTMENTS with many ARCHITECTURAL FEATURES that have stood the test of time in this magnificent VICTORIAN VILLA, a cornerstone of British architecture.

The Grade II listed building also has modern features, including GATED access, CCTV security and a LIFT.

Once you cross the threshold, the bifurcated staircase sweeps you into the joyously BRIGHT and AIRY ATRIUM; elegantly decorated, and the GRANDEUR will strike you.

The elegance and style continue in this FULLY REFURBISHED apartment, where you are welcomed into an abundance of warmth, comfort, and practicality.

With its bespoke bookcase, the sleek and sophisticated LOUNGE allows you to curl up with your favourite novel.

The kitchen follows the same theme and is fitted with high-end appliances and an instant hot water tap. Again, practicality meets luxury.

The MAIN BEDROOM and EN-SUITE BATHROOM are a retreat and a calm haven after a busy day. The WALK-IN CLOSET ensures less visual clutter.

The SECOND BEDROOM is a flexible space cleverly designed to reflect your changing needs, whether you decide a on bedroom, HOME OFFICE or DINING ROOM. The SHOWER ROOM allows your guest their comfort too.

The BASEMENT provides helpful SECURE STORAGE.

The outside grounds are maintained immaculately and ALLOCATED PARKING and visitor parking are available.

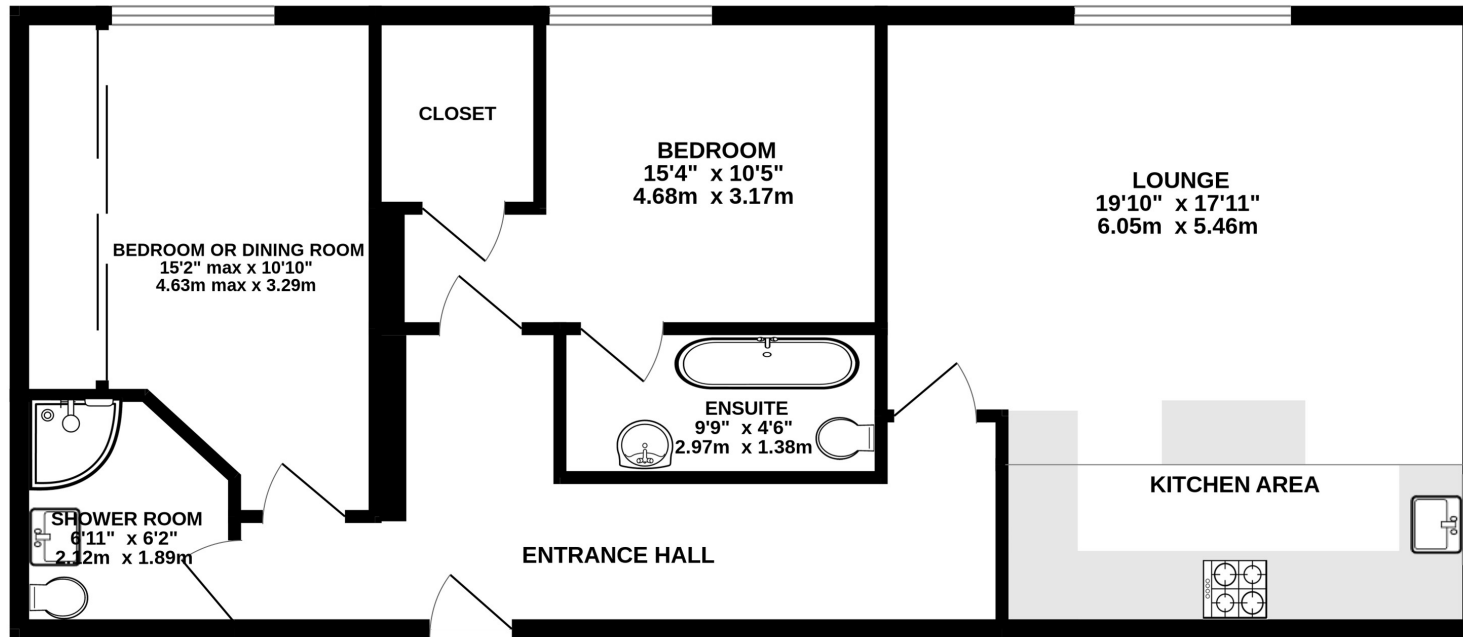
This APARTMENT is a real treat and can only be appreciated by viewing.





FIRST FLOOR

813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

