



Park Road West, Claughton

£100,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this delightful first-floor flat, offering breathtaking views of the beautiful Birkenhead Park. From the moment you step inside, you'll appreciate the welcoming hallway with ample storage space, leading to a bright, airy, and generously sized lounge and dining area. Large windows showcase the picturesque park views, filling the space with natural light and a sense of tranquility. The fitted kitchen provides everything you need, while the two well-proportioned bedrooms offer comfortable and versatile living spaces. A modern three-piece bathroom completes the home, ensuring both style and convenience. The property also benefits from uPVC double glazing and combi fired gas central heating, keeping you warm and energy-efficient all year round. For those who love outdoor spaces, the communal gardens provide a peaceful retreat where you can relax and enjoy nature. The added benefit of allocated parking ensures you'll always have a secure spot for your vehicle. Ideally located near the heart of Claughton Village, you'll have shops, amenities, and excellent transport links just a short walk away, making everyday life easy and convenient. Plus, with no onward chain, this fantastic property is ready for you to move straight in! Don't miss out on this wonderful opportunity—come and see it for yourself! Council tax band A. Leasehold subject to a monthly service charge £70.00 and there are 962 years left on the lease.



Hallway

12'1" (3.68m) x 4'8" (1.42m)

Lounge Dining Room

15'11" (4.85m) x 15'10" (4.83m)

Kitchen

10'0" (3.05m) x 6'8" (2.03m)

Bedroom One

14'6" (4.42m) Into Wardrobe Recess x 8'8" (2.64m)

Bedroom Two

10'7" (3.23m) x 5'9" (1.75m)

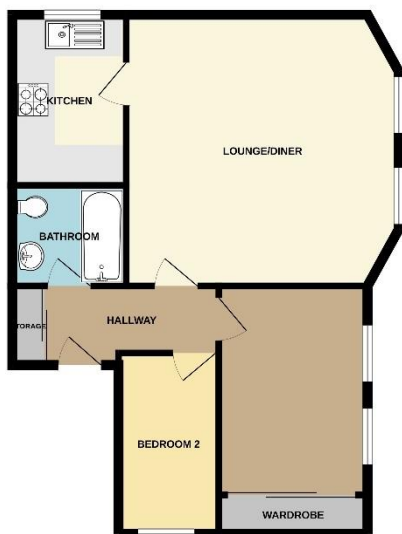
Bathroom

6'7" (2.01m) x 5'6" (1.68m)





GROUND FLOOR



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