

**KAREN PARKS**  
SALES & LETTINGS



**30 The Walk, Southport, PR8 4BG**

**Offers In The Region Of £310,000**

Karen Parks Sales and Lettings are pleased to offer the rare and excellent opportunity to purchase this double fronted, semi detached property that has been cleverly converted into two separate, two bedroom apartments. This would make the perfect opportunity for a LANDLORD/INVESTOR as both apartments are currently tenanted. Alternatively, the property has the potential to be converted back to a substantial family home or to a home for a family, with a dependent relative seeking their own private living space. There is a communal entrance with access to both the ground floor apartment and the first floor duplex apartment. The deceptively spacious property offers two generously sized apartments boasting beautiful character features with high ceilings and bay windows to the ground floor, and has been excellently maintained by the current owners. The property benefits from parking spaces to the rear which very few properties have the advantage of along this row, and is an excellent selling feature. The parking would be accessed from a driveway to the rear adjacent to 30 Alma Road. There are beautifully maintained gardens to both the front and rear of the property for both apartments to enjoy. The apartments are situated in a prime and popular area just a very short stroll to Birkdale village with all its many amenities such as shops, cafes, hairdressers, bars, restaurants and Birkdale train station and a bus route - perfect for those commuting.

## ACCOMMODATION

### Communal Entrance

There is a communal entrance which provides access to both apartments, with a porch area leading into the hallway that has door access to both the ground floor and first floor duplex apartment.

### Ground Floor Apartment

#### Lounge 13'9" x 13'9" (4.20 x 4.20)



The lounge is an excellent size with a large double glazed bay window allowing an abundance of light to flow in. There are two radiators and an electric wall mounted heater.

#### Kitchen 15'8" x 6'6" (4.80 x 2.00)



The kitchen comprise of a range of white wall and base units providing plenty of storage for the kitchen, there is a sink with double glazed window above, one radiator and door leading out onto a paved area. There is space for a washing machine, oven and under counter fridge.

#### Bedroom 1 18'4" x 12'1" (5.60 x 3.70)



The spacious master bedroom has three double glazed windows allowing plenty of light to flow through the room and there are two radiators.

### Inner Hallway

Inner hallway with a built in storage cupboard.

#### Bathroom 10'2" x 6'6" (3.10 x 2.00)



The bathroom comprises of a bath with over head shower, hand wash basin, WC, radiator and double glazed window.

#### Bedroom 2 13'9" x 9'10" (4.20 x 3.00)



The second double bedroom has a double glazed box bay window, one radiator and a built in cupboard containing the boiler.

### First Floor Apartment

#### Hallway



There are stairs leading up to the apartment onto the hallway that has one radiator and a double glazed window.

#### Kitchen 10'0" x 8'0" (3.06 x 2.46)



The kitchen has a range of white wall and base units providing storage, there is a sink with double glazed window above, one radiator and the boiler is situated in here. There is space for an oven, washing machine and fridge.

## Lounge 17'7" x 12'7" (5.38 x 3.86)



The lounge-diner is an excellent size and has two double glazed windows to the front of the room and another double glazed window to the other side allowing an abundance of light to flow through. There are radiators and a feature decorative fireplace as a focal point to the room.

## Bedroom 1 14'8" x 14'0" (4.48 x 4.29)



The master bedroom is a good size and has two double glazed windows to the front of the room. There are built in wardrobes providing storage and a dressing table, and one radiator.

## Bathroom 10'0" x 7'1" (3.06 x 2.16)



The modern bathroom comprises of a bath with over head shower, radiator, sink, double glazed window and storage cupboard.

## Separate WC



Separate WC with double glazed window.

## Office/Nursery 11'0" x 4'3" (3.36 x 1.30)

This room could either be used as a nursery or alternatively as an office for those who work from home. There is one double glazed window.

## Stairs to Second Floor



## Bedroom 2 14'11" x 10'0" (4.56 x 3.06)



The second double bedroom has one double glazed window and a radiator.

## Outside

### Communal Gardens to Front and Rear



There are communal gardens to both the front and

rear of the property for the two residents to enjoy some space to sit out in the summer months. The current ground floor tenant uses the back patio area leading out from the kitchen door and the first floor apartment tenants use the enclosed trellis area to the front.

### **Communal Parking**



Access to the parking is down a drive adjacent to 30 Alma Road, on the left hand side coming from Birkdale village, there is a stoned driveway leading down to parking space at the rear of the building.

### **Important Information**

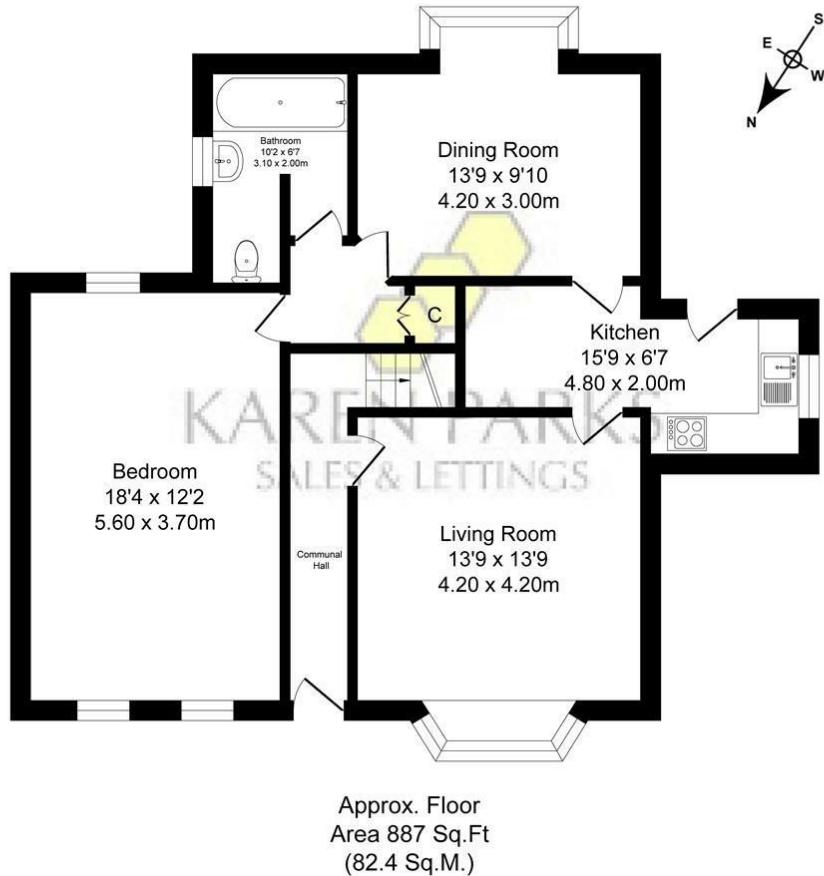
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

## Floor Plan

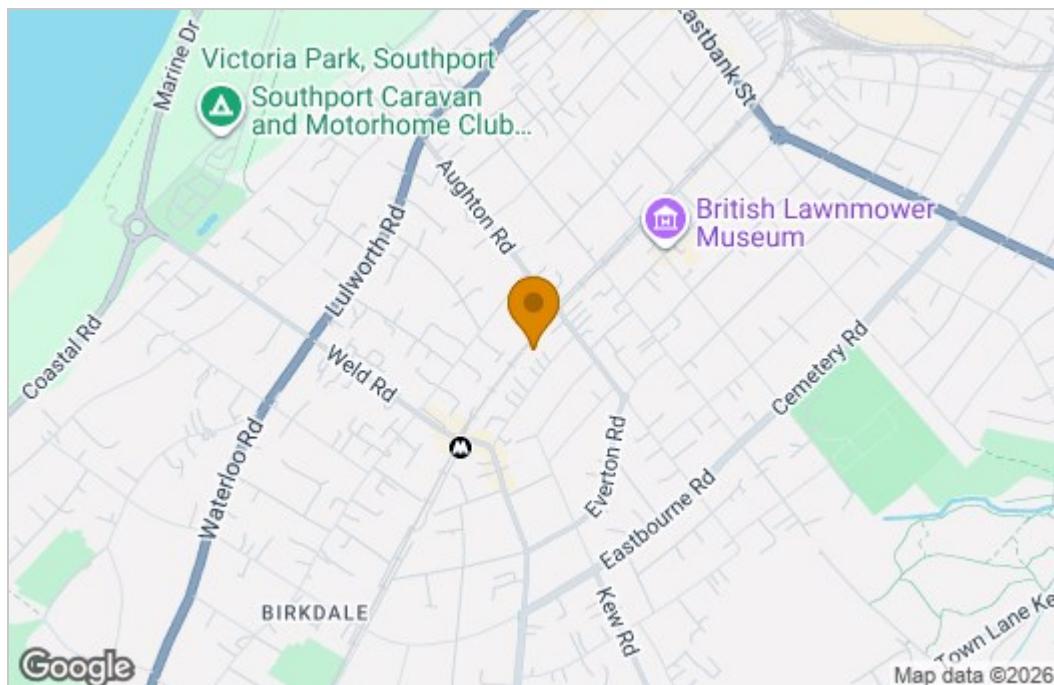
### The Walk, Birkdale

Total Approx. Floor Area 887 Sq.ft. (82.4 Sq.M.)

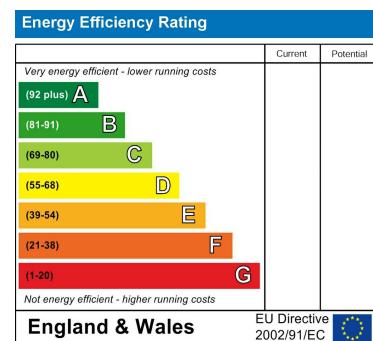
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.