



For Sale: £164,950 Leasehold  
Birkdale Drive, RH11

- Off Street Parking
- 21' Living / Dining Room
- Rear Garden
- Private Front Door

**Arington** 

Arington are pleased to offer for sale a first floor maisonette with an open plan 21' living / dining room, rear garden and off street parking. Through your own private front door and into the entrance hall, stairs lead up to the open plan living / dining room, doors lead to a fitted kitchen, bathroom with bath and shower over and bedroom with fitted wardrobes. Council Tax Band: B. A viewing is highly recommended.

**Internal**

Entrance Hall Door to...  
Stairs to the first floor.

Landing Door to...

Living / Dining Room Windows to the front. Cupboard. Doors to...

Kitchen Fitted with a range of wall and floor units with a granite effect worktop with inset single sink with drainer.

Inner hall Cupboard housing the immersion tank. Loft hatch. Doors to...

Bedroom Window. Fitted wardrobes with sliding doors.

Bathroom Fitted with a cream suite consisting of a panelled bath, low level WC and pedestal basin. Heated towel rail. Window. Part tiled walls. Extractor fan.

**External**

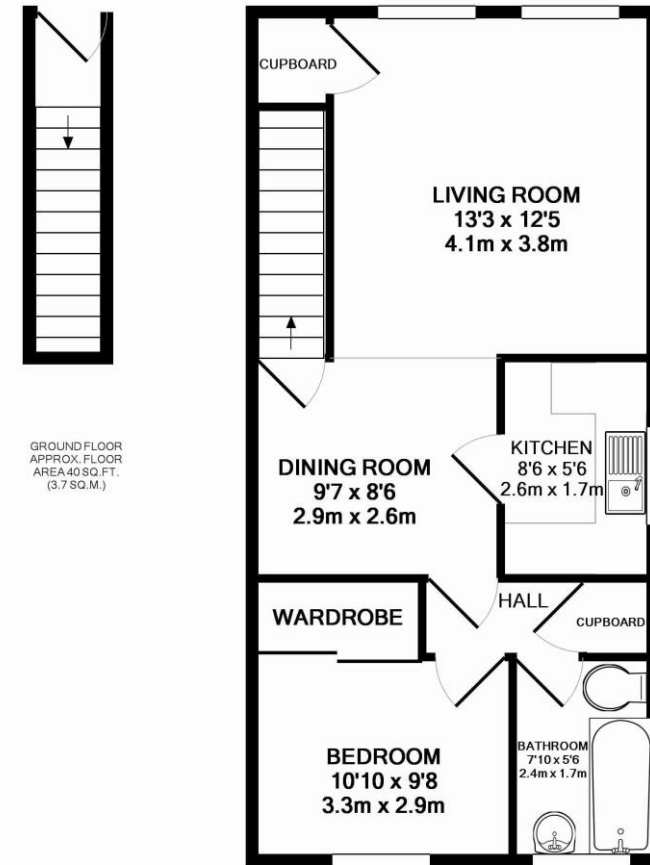
Allocated Parking Space

Rear Garden Laid to lawn.



# Room Details

Living / Dining Room	21'9" max x 12'5" (6.63m max x 3.78m)
Kitchen	8'6" x 5'6" (2.59m x 1.68m)
Bedroom	9'8" x 7'10" (2.95m x 2.39m)



GROUND FLOOR  
APPROX. FLOOR  
AREA 40 SQ.FT.  
(3.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 501 SQ.FT.  
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 541 SQ.FT. (50.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

