



**27a Waterloo Road,
Birkdale, Southport, PR8 2NA.
£700,000 Subject to contract**

Early viewing advised. A centrally heated and double-glazed detached house providing well planned accommodation, which briefly includes; Entrance Hall with Cloakroom, Dining Room, Lounge leading to a Sitting Room overlooking the rear garden, Kitchen and Breakfast room with a range of built-in appliances. On the First Floor there are four double bedrooms with one bedroom having patio doors to a decked balcony overlooking the rear garden, there is an En Suite Shower Room to the main bedroom, and a further Bathroom and WC. The gardens are a feature; the extensive rear garden has patio, lawn and established borders, and there is off-road parking for a number of cars and a detached brick Garage. The property is situated in a much sought after residential location, close to Royal Birkdale Golf Course and a short distance away from the many facilities at Birkdale Village which include a range of specialty shops, wine bars and restaurants, together with the railway station on the Southport to Liverpool commuter line. .

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Southport's Estate Agent

Open Vestibule

Tiled floor. Outer door with double-glazed inserts.

Entrance Hall

Woodgrain laminate flooring, stairs to First Floor with useful storage cupboard below. Dado and plate rail.

Front Lounge - 3.96m into bay x 3.4m (13'0" into bay x 11'2")

UPVC double-glazed bay window. Stripped and varnished floor, attractive cast iron fire surround with decorative tiled interior. Tiled hearth.



Kitchen - 2.74m x 2.54m (9'0" x 8'4")

UPVC double-glazed side window with single drainer, one and a half bowl stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces. Recess for cooker with cooker hood above. Part-wall tiling, wall-mounted 'Worcester' gas central heating boiler. Woodgrain laminate flooring.



Rear Lounge/Dining Room - 3.3m x 4.11m (10'10" x 13'6" ext. to 13'6" x 15'6")

Display recess to chimney breast. Woodgrain laminate flooring. UPVC double-glazed double-doors and side windows leading to the rear garden.



First Floor Landing

Bedroom 1 - 3.18m ext. to 4.06 x 4.22m to front of wardrobes (10'5" ext. to 13'10" x 13'10" to front of wardrobes)

Built-in wardrobes to one wall, UPVC double-glazed bay window with boxed storage below. Feature diamond shaped leaded window.

Bedroom 2 - 3.35m x 2.84m (11'0" x 9'4")

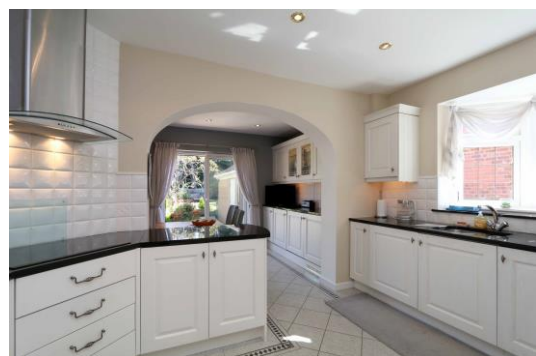
UPVC double-glazed window.

Bedroom 3 - 2.9m x 2.72m (9'6" x 8'11")

UPVC double-glazed window.

Bathroom - 2.18m x 1.75m (7'2" x 5'9")

White suite including vanity wash hand basin with cupboard below, low level WC, step-in shower enclosure with 'Mira' electric shower. Half-tiled walls, chrome towel rail/radiator, close boarded ceiling. UPVC double-glazed window.



Outside

Established gardens to both the front and rear of the property; front garden is paved and provides off-road parking for several cars. The established rear garden overlooks Bedford Park and is enclosed with walls and fencing. Patio borders stocked with a variety of plants and shrubs. Useful brick shed/workshop.



Tenure

Freehold.

Council Tax

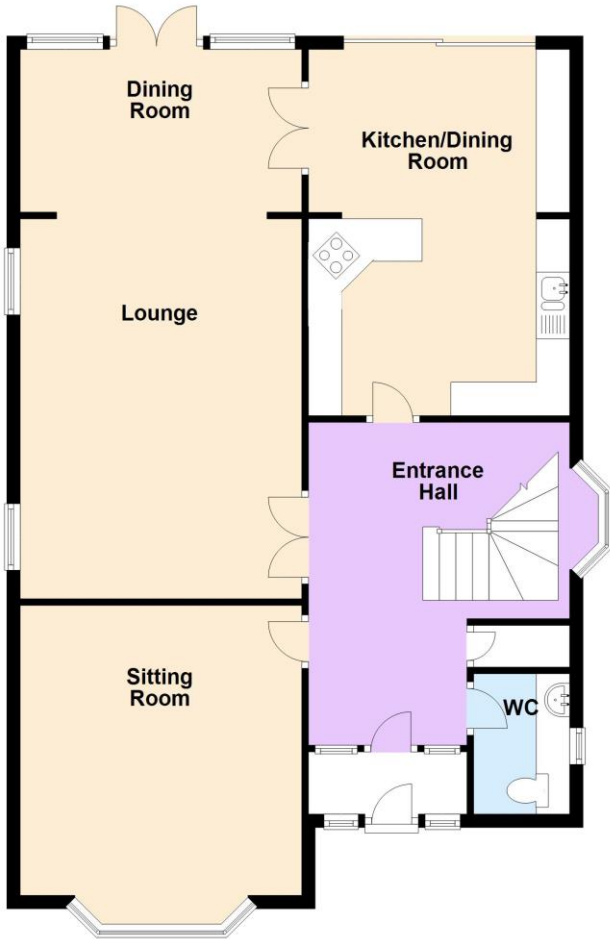
Sefton MBC Band C.

NOTE

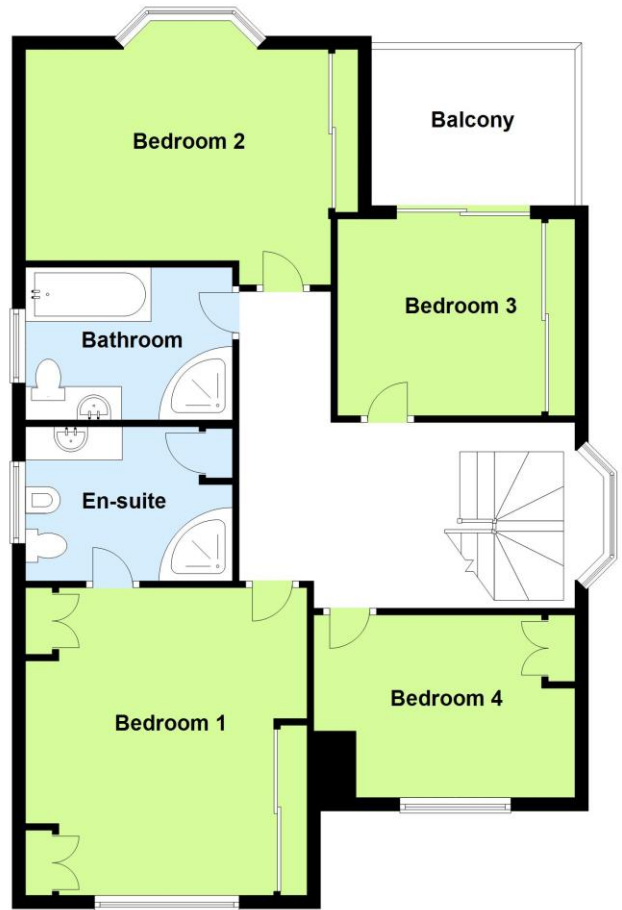
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Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient – lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient – higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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