



-  Extended Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Two Shower Rooms
-  Low Maintenance Gardens
-  Inspection Recommended

Price: Offers in Excess of £180,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is recommended of this traditional semi-detached house, located in a popular residential area of Birkdale and offering excellent potential for improvement.

Extended to the rear, the double glazed and gas centrally heated property offers well planned accommodation across two floors, briefly comprising: Entrance Vestibule, Hall, Living Room, Lounge and Kitchen/Dining Room and Shower Room to the ground floor with three Bedrooms, Shower Room and separate WC to the first.

There are low maintenance gardens to front and rear, with driveway providing off road parking.

Positioned on Guildford Road, the property is well placed for accessing local shops at Grantham Road with further amenities available at Hillside, Birkdale and Ainsdale villages. There are also a number of highly regarded local schools within the immediate area.



Ground Floor:

Entrance Vestibule:

Hall

Living Room - 3.96m into bay x 3.23m (13'0" x 10'7")

Lounge - 3.76m x 3.23m (12'4" x 10'7")

Kitchen/Dining Room - 5.59m x 2.9m (18'4" x 9'6")

Shower Room - 2.26m x 1.83m (7'5" x 6'0")

First Floor:

Landing

Bedroom 1 - 3.89m x 3.23m (12'9" x 10'7")

Bedroom 2 - 3.76m x 3.23m (12'4" x 10'7")

Bedroom 3 - 2.26m x 2.21m (7'5" x 7'3")

Shower Room - 2.26m x 1.73m (7'5" x 5'8")

WC

Outside: The front garden is laid with synthetic turf and paved to provide off road parking. Twin timber gates give access down the side of the house to the paved rear garden with greenhouse and timber garden sheds.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

Tenure: Freehold

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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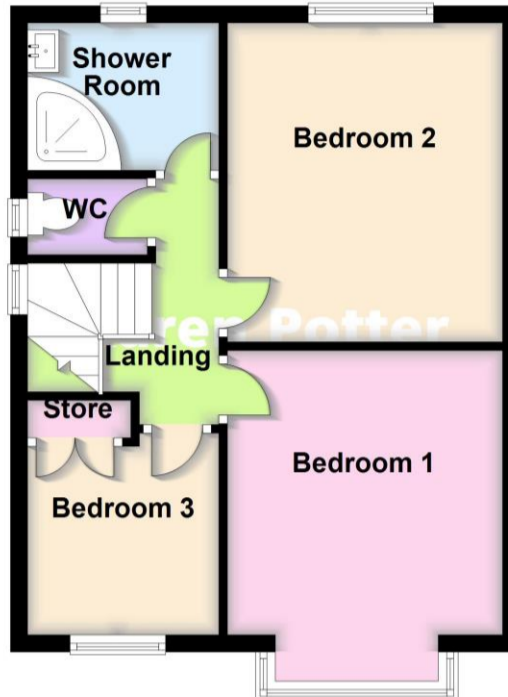
Ground Floor

Approx. 52.3 sq. metres (563.4 sq. feet)

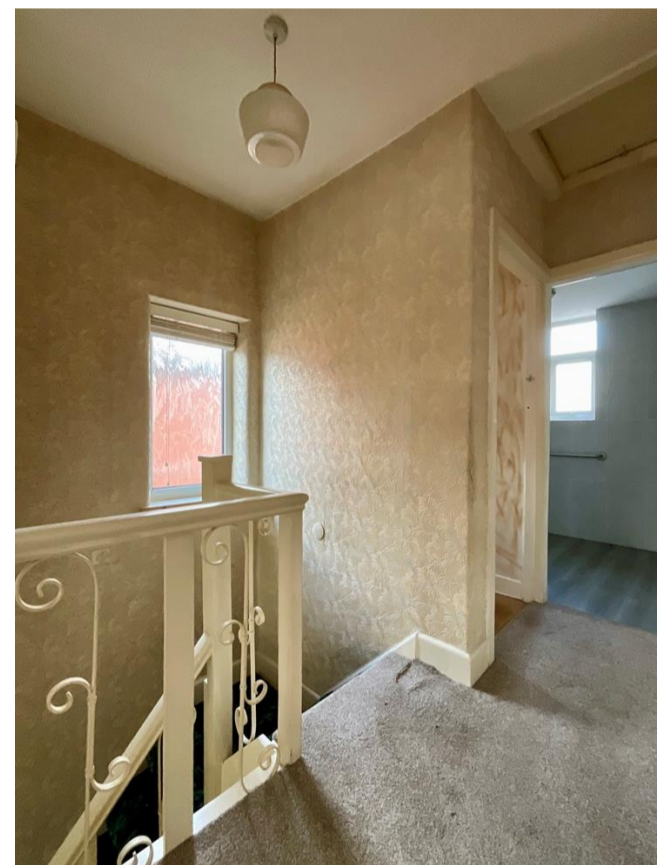
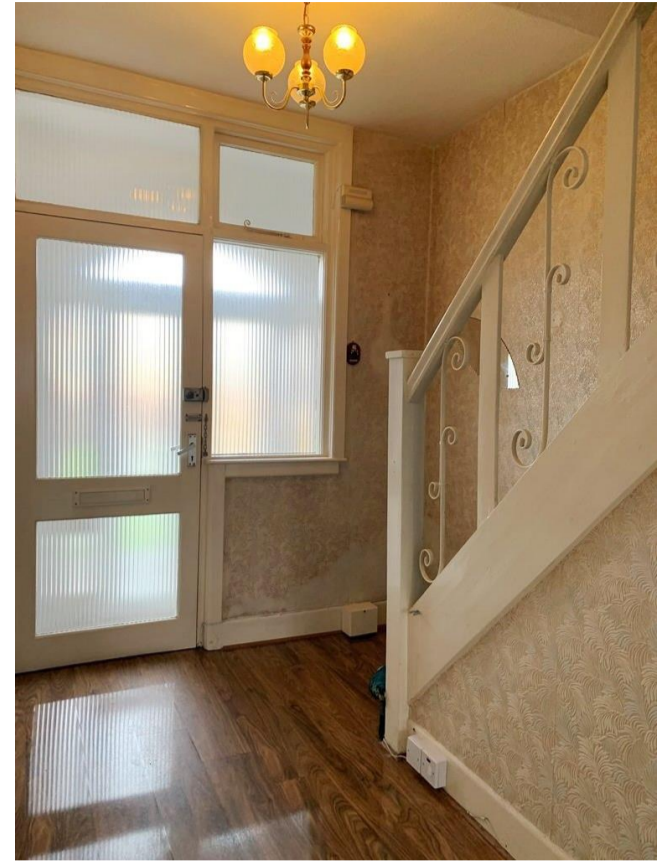


First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 93.0 sq. metres (1000.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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