






-  Semi Detached House
-  Three Bedrooms
-  Through Lounge-Dining Room

-  Recently Redecorated & Recarpeted
-  Courtyard Style Garden
-  No Chain

Price: £205,000 Subject to Contract

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





Occupying a mews setting within the heart of the Birkdale village conservation area, this three bedroom semi detached house has recently undergone a programme of redecoration and is offered for sale with no onward chain.

The gas centrally heated accommodation briefly comprises: Entrance Vestibule, Hall, Cloakroom, Lounge through Dining Room and Kitchen on the ground floor with three Bedrooms and Bathroom upstairs.

Outside, there is an enclosed courtyard to the rear with brick built outbuilding.

Abbey Gardens is located off Liverpool Road and is immediately adjacent to local shops and restaurants within Birkdale Village together with the railway station on the Southport/Liverpool commuter line.



Entrance Vestibule

Ground Floor:

Hall

Cloakroom

Lounge - Dining Room - 7.09m x 3.76m overall (23'3" x 12'4")

Kitchen - 2.57m x 2.06m (8'5" x 6'9")

First Floor:

Landing

Bedroom 1 - 3.38m x 3.33m (11'1" x 10'11")

Bedroom 2 - 3.33m x 3m (10'11" x 9'10")

Bedroom 3 - 2.57m x 1.96m (8'5" x 6'5")

Bathroom - 2.57m x 1.96m (8'5" x 6'5")

Outside: There is an enclosed, south facing courtyard to the rear with brick built outbuilding.

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

Tenure: Tenure confirmed as Leasehold for the residue of a term of 999 years from 29/9/1974 with a fixed annual ground rent of £15

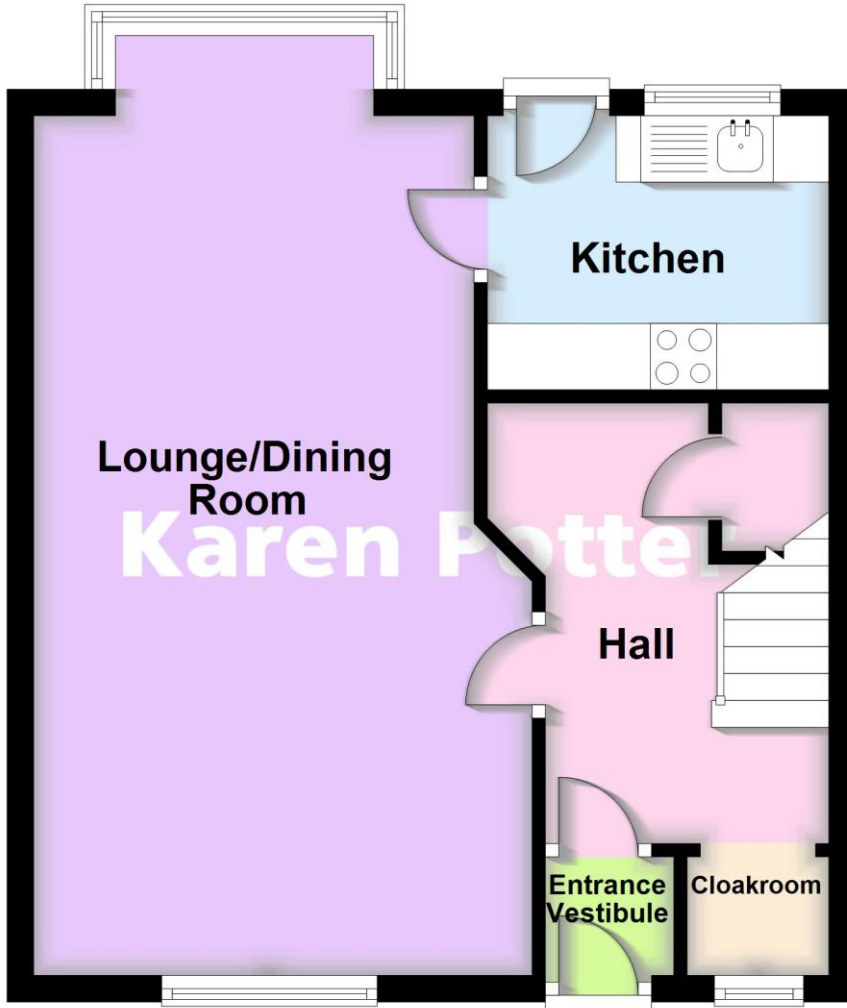
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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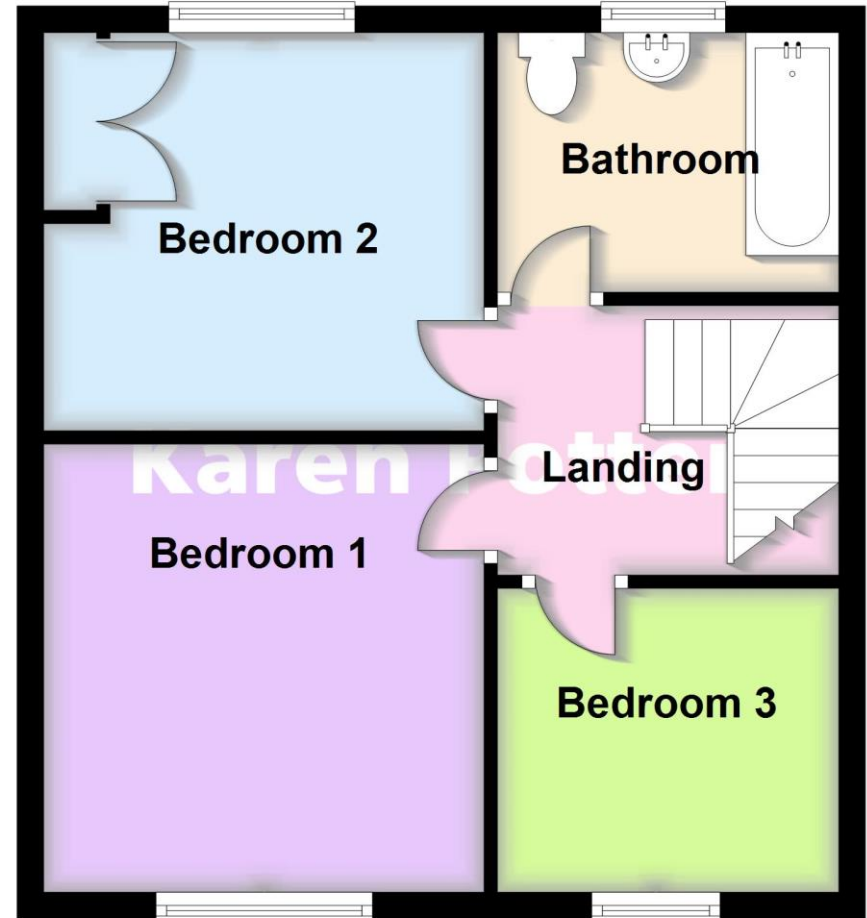
Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



Total area: approx. 78.2 sq. metres (842.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(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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