



-  Semi Detached House
-  Comprehensively Modernised
-  Three Bedrooms

-  South Facing Rear Garden
-  Birkdale Position
-  No Chain

Price: £295,000 Subject to Contract

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





Offered for sale with no onward chain, this traditional, bay fronted semi detached family house, occupies a much sought after Birkdale position and must be viewed to be fully appreciated.

The property has undergone a comprehensive programme of modernisation to include: rewire, replumb, roof refurbishment, new gutters, fascias and downspouts, repointing, new windows, kitchen, bathroom, carpets and decor throughout.

The well planned accommodation is arranged over two floors and briefly comprises: Hall, Living Room, Lounge and fitted Kitchen to the ground floor with three Bedrooms and Bathroom to the first. Outside, the gravel laid driveway provides off road parking for a number of vehicles, whilst the south facing rear garden has paved patio leading to shaped lawn.

Clifford Road is located off Liverpool Road where there are local shops and public transport facilities to the town centre. The many amenities of Birkdale Village are readily accessible together with a number of primary and secondary schools. Hillside railway station on the Southport/Liverpool commuter line is also within a convenient distance.



Ground Floor:

Hall

Living Room - 5.21m into bay x 3.66m (17'1" x 12'0")

Lounge - 4.27m x 3.3m (14'0" x 10'10")

Kitchen - 4.24m x 3m (13'11" x 9'10")

First Floor:

Landing

Bedroom 1 - 5.41m x 3.51m (17'9" x 11'6")

Bedroom 2 - 4.14m x 3m (13'7" x 9'10")

Bedroom 3 - 3.07m x 1.63m (10'1" x 5'4")

Bathroom - 3.07m x 1.63m (10'1" x 5'4")

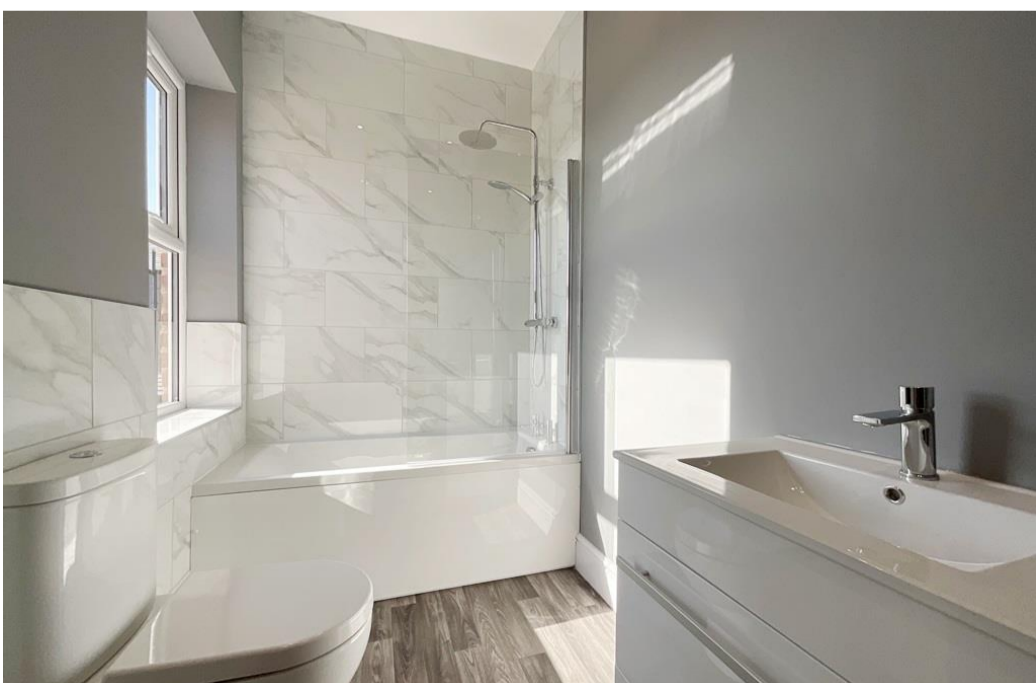
Outside: The gravel laid driveway to front provides off road parking for a number of vehicles, whilst the south facing rear garden has paved patio leading to shaped lawn.

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

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. 48.3 sq. metres (520.0 sq. feet)

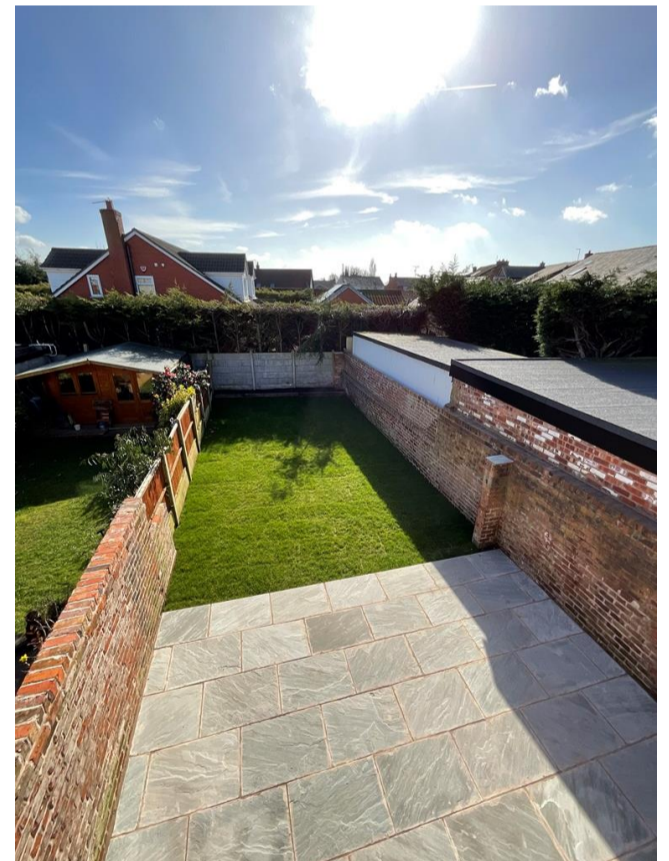
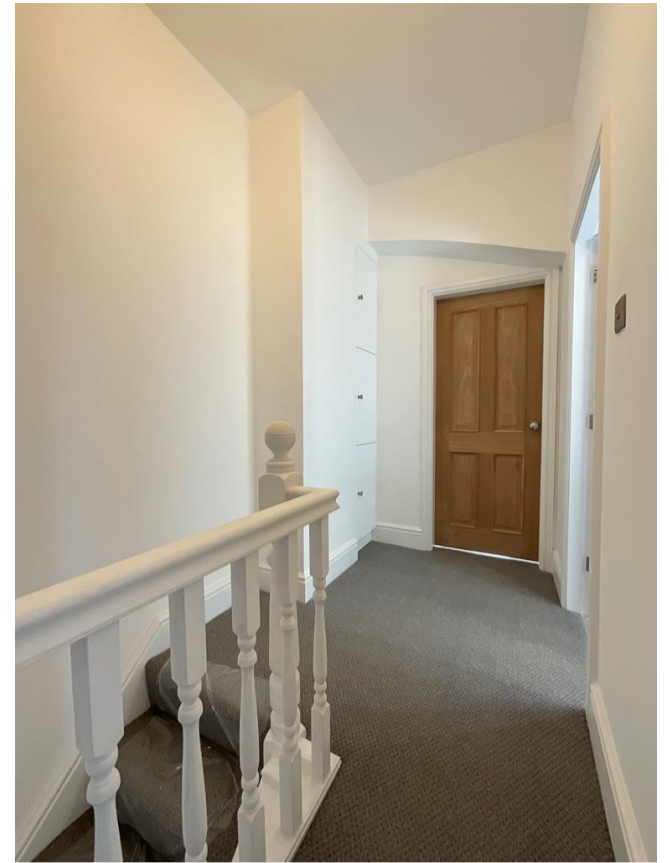


First Floor

Approx. 48.5 sq. metres (522.6 sq. feet)



Total area: approx. 96.9 sq. metres (1042.5 sq. feet)



AWAITING EPC

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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