



-  Semi Detached House
-  'Front Doors Together' Style
-  Three Bedrooms

-  Two Reception Rooms
-  Gardens and Parking
-  Inspection Recommended

Price: £275,000 Subject to Contract

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



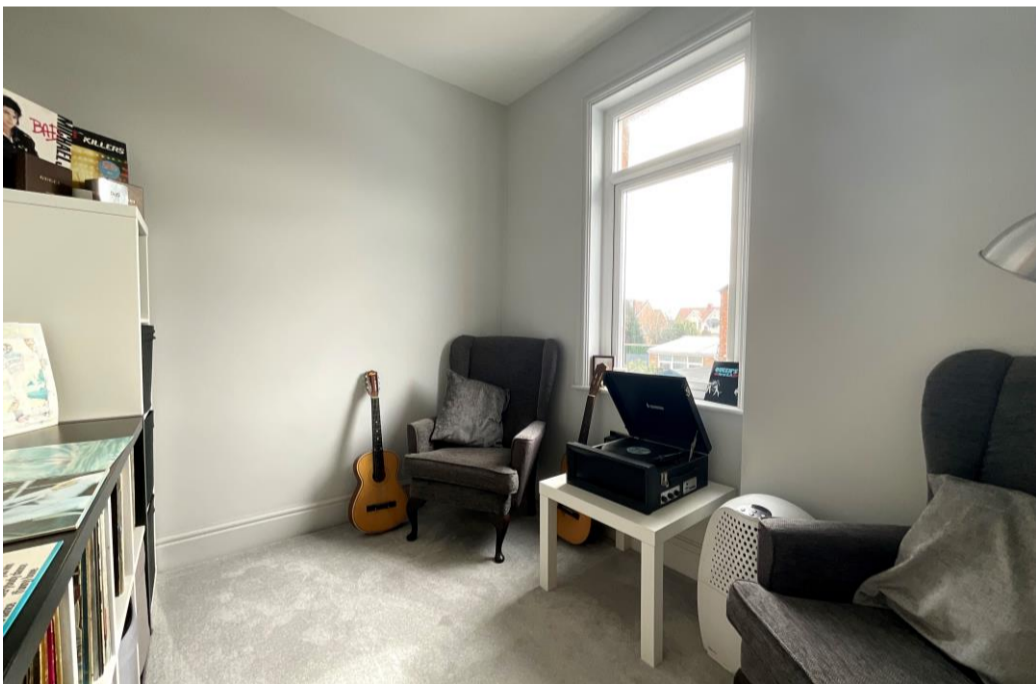


AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this very well presented, traditional semi-detached house of the "front doors together" style offering beautiful family accommodation in a highly sought after area of Birkdale.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Front Living Room, Rear Dining Room which opens into a Fitted Kitchen/Breakfast Room and Utility Room/WC to the ground floor with three Bedrooms and Bathroom to the first floor.

The rear garden is a particular feature being a good size with sunny aspect with paved patio leading to shaped lawn and established borders.

St Johns Road is located off Liverpool Road where there are local shops and public transport facilities to the Town Centre. Birkdale Shopping Village is readily accessible together with the railway station on the Southport/Liverpool commuter line. There are a number of local primary and secondary schools within the vicinity.



Ground Floor:

Hall

Living Room - 3.83m x 3.44m (12'6" x 11'3")
into bay

Dining Room - 3.65m x 3.55m (11'11" x 11'7")

Kitchen - 4.67m x 2.73m (15'3" x 8'11")

Utility Room - 1.72m x 1.63m (5'7" x 5'4")

First Floor:

Bedroom 1 - 4.66m x 3.5m (15'3" x 11'5")

Bedroom 2 - 3.45m x 2.98m (11'3" x 9'9")

Bedroom 3 - 2.73m x 2.26m (8'11" x 7'4")

Bathroom - 2.31m x 2.02m (7'6" x 6'7")

Outside

The rear garden is a particular feature being a good size with sunny aspect with paved patio leading to shaped lawn and established borders.

Council Tax

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

Tenure

Freehold

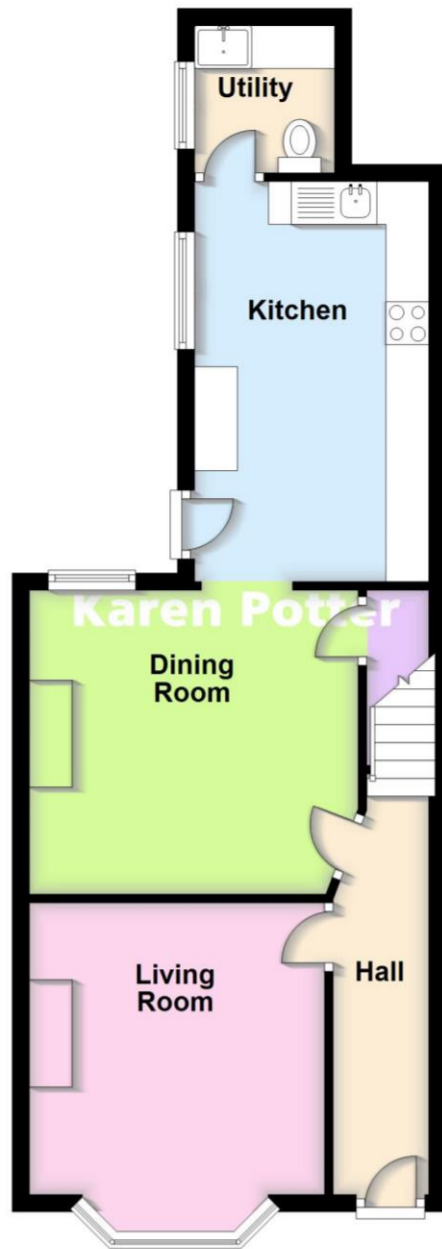
NB

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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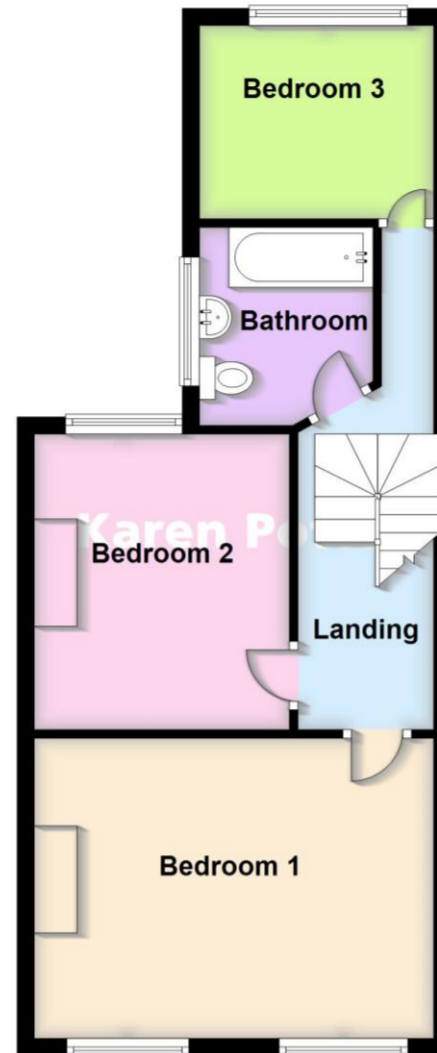
Ground Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 95.0 sq. metres (1023.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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