



-  Semi Detached House
-  Four Bedrooms
-  Two Reception Rooms

-  In Need of General Updating
-  Large South Facing Rear Garden
-  Sought After Birkdale Position

**Price: £280,000** Subject to Contract

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





Located in a popular residential area of Birkdale, convenient for access to a number of primary and secondary schools, this traditional semi-detached house would benefit from a programme of modernisation general updating though offers excellent potential.

The well planned, gas centrally heated and double glazed accommodation is arranged over two floors comprising: Open Entrance Vestibule, Hall, Front Living Room, Rear Lounge Cloakroom/WC and Kitchen/Breakfast Room to the ground floor with four Bedrooms, Bathroom and separate WC to the first.

Outside, a paved driveway provides off road parking and leads to a single detached garage. The rear garden is a particular feature with paved patio leading to extensive lawn with established trees and bushes.

Lyndhurst Road is a continuation of Clifford Road 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 within a convenient distance.



## Ground Floor:

### Hall

### Cloakroom/WC

**Living Room** - 4.34m into bay x 3.61m (14'3" x 11'10")

**Lounge** - 6.1m x 3.51m (20'0" x 11'6")

**Kitchen/Breakfast Room** - 5.33m x 2.54m (17'6" x 8'4")

## First Floor:

### Landing

**Bedroom 1** - 4.04m x 3.51m (13'3" x 11'6")

**Bedroom 2** - 3.66m x 3.61m (12'0" x 11'10")

**Bedroom 3** - 3.66m x 2.44m (12'0" x 8'0")

**Bedroom 4** - 2.54m x 2.29m plus recess (8'4" x 7'6")

**Bathroom** - 3m x 1.55m (9'10" x 5'1")

### WC

**Outside:** A paved driveway provides off road parking and leads to a single detached garage. The rear garden is a particular feature with paved patio leading to extensive lawn with established trees and bushes.

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

**Tenure:** Freehold

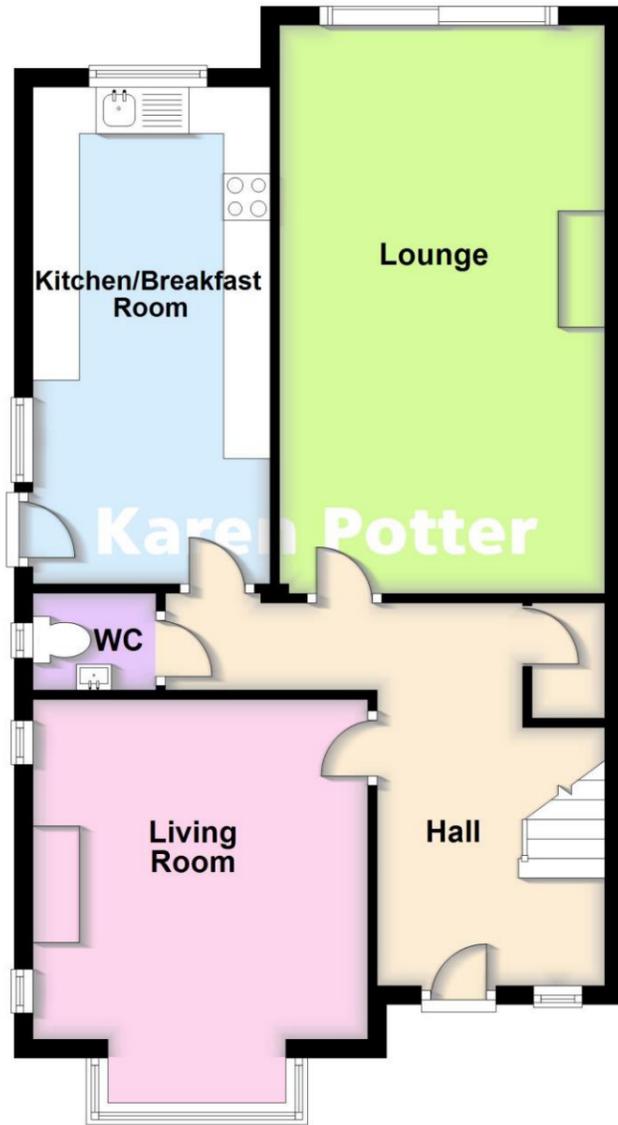
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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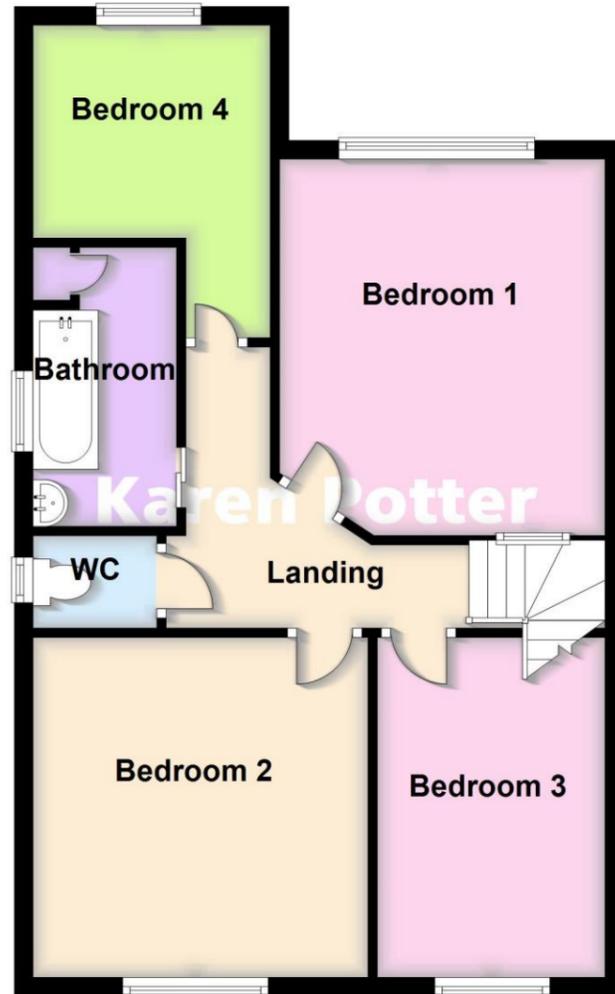
### Ground Floor

Approx. 64.4 sq. metres (692.7 sq. feet)



### First Floor

Approx. 57.7 sq. metres (620.6 sq. feet)



Total area: approx. 122.0 sq. metres (1313.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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