

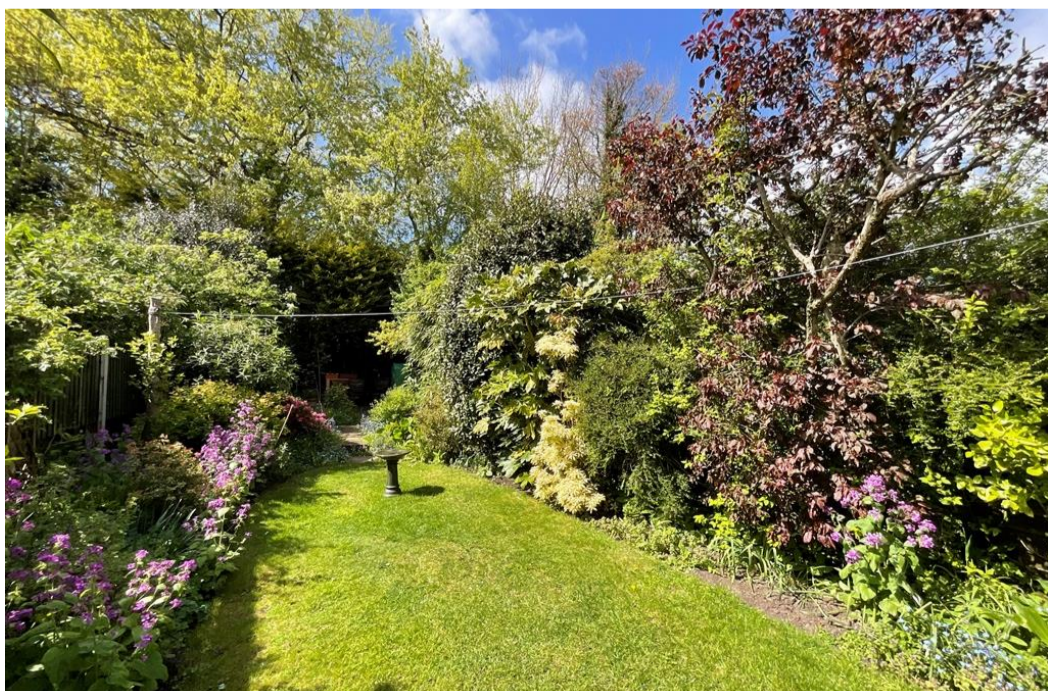


-  Traditional Semi Detached House
-  Front Doors Together Style
-  Three Bedrooms

-  Two Reception Rooms
-  Magnificent Rear Garden
-  Sought After Birkdale Position

Price: £285,000 Subject to Contract

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





An early inspection is highly recommended of this traditional, bay fronted, semi-detached house of the 'front doors together' style, located within a sought after residential area of Birkdale convenient for local shops, schools and public transport facilities.

The well planned accommodation installed with gas central heating and upvc double glazing, briefly comprises: Entrance Vestibule, Hall, Front Dining Room, Rear Living Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first floor.

Outside, the good size, mature rear garden is a particular feature of the property, arranged with brick outbuilding, paved patio areas, shaped lawn and well stocked established borders, whilst the front incorporates off road parking.



Cardigan Road is located off Sandon Road where there are local shops and the railway station on the Southport/Liverpool commuter line at Hillside is readily accessible. There are primary and secondary schools within the vicinity.



Ground Floor:

Entrance Vestibule

Hall

Dining Room - 3.96m into bay x 3.35m (13'0" x 11'0")

Kitchen - 2.69m x 2.51m (8'10" x 8'3")

Living Room - 4.52m x 3.94m into bay (14'10" x 12'11")

First Floor:

Landing

Bedroom 1 - 4.52m x 3.4m (14'10" x 11'2")

Bedroom 2 - 3.3m x 2.79m (10'10" x 9'2")

Bedroom 3 - 2.79m x 2.49m (9'2" x 8'2")

Bathroom - 2.13m x 1.63m (7'0" x 5'4")

Outside: The good size, mature rear garden is a particular feature of the property, arranged with brick outbuilding, paved patio areas, shaped lawn and well stocked established borders, whilst the front incorporates off road parking.

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

Tenure: Freehold

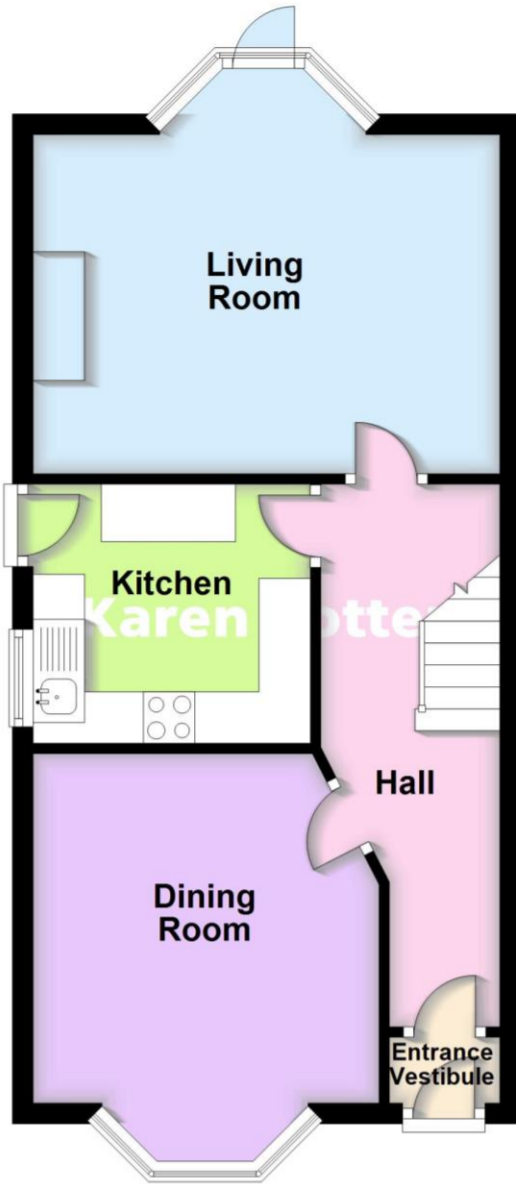
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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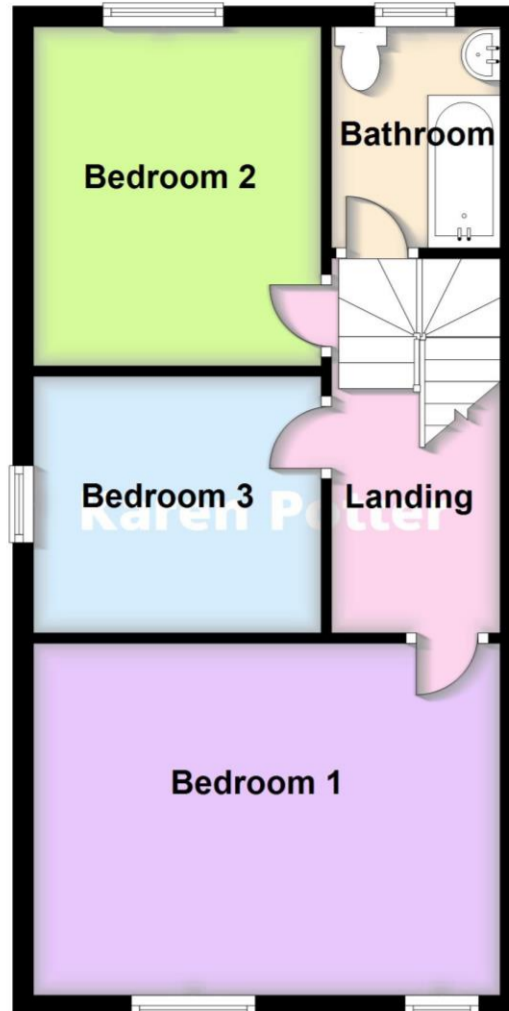
Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)

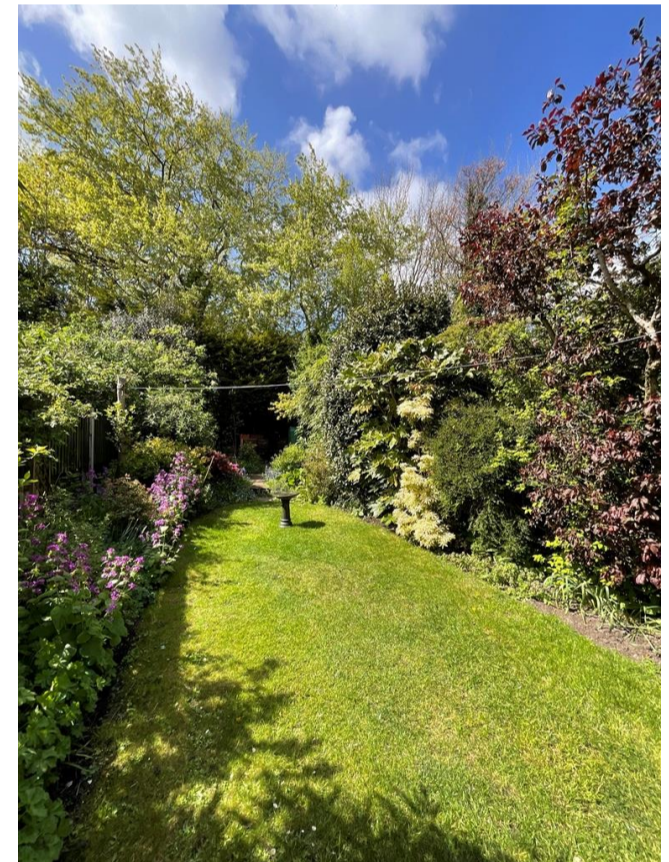
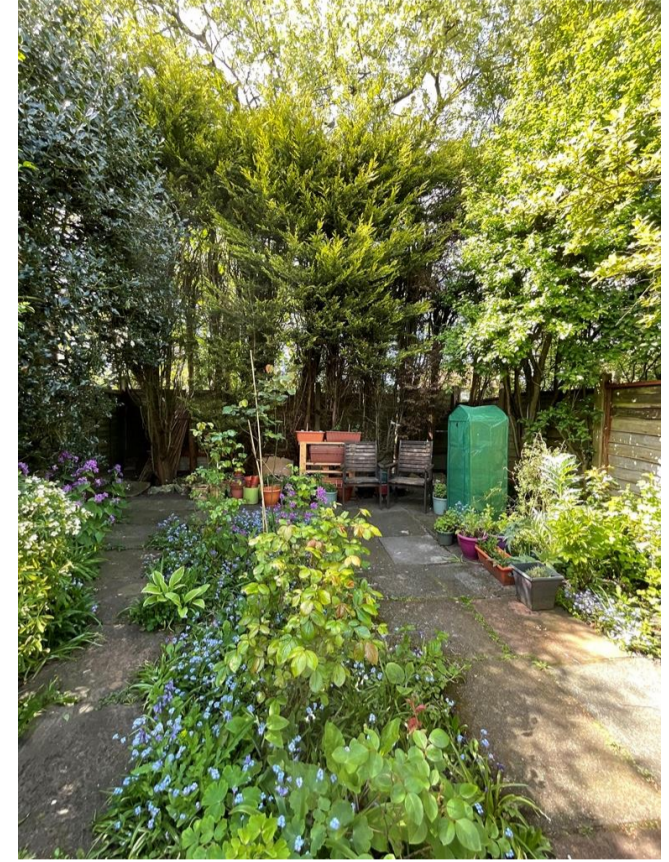


First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 85.7 sq. metres (922.2 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		66	
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk