



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Low Maintenance Gardens
-  Birkdale Village Position
-  No Chain

Price: Offers Over £200,000 Subject to Contract

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





Offered for sale with no onward chain, this well planned semi detached house is located immediately adjacent to the many amenities of Birkdale Village and within a pedestrian walkway.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first. Outside, the property stands in low maintenance gardens.

The Walk runs parallel to the Southport to Liverpool railway line with Birkdale station and the heart of the village being only a stones throw away.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.96m x 3.43m (13'0" x 11'3")

Dining Room - 3.68m x 3.45m (12'1" x 11'4")

Kitchen - 3.45m x 2.44m (11'4" x 8'0")

First Floor:

Landing

Bedroom 1 - 3.96m x 3.43m (13'0" x 11'3")

Bedroom 2 - 3.68m x 3.45m (12'1" x 11'4")

Bedroom 3 - 2.54m x 2.16m (8'4" x 7'1")

Bathroom - 2.44m x 2.44m (8'0" x 8'0")

Outside: The house stands in low maintenance gardens, the front with shaped lawn and mature tree, the rear with paved patio, gravel surround and shaped lawn.

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

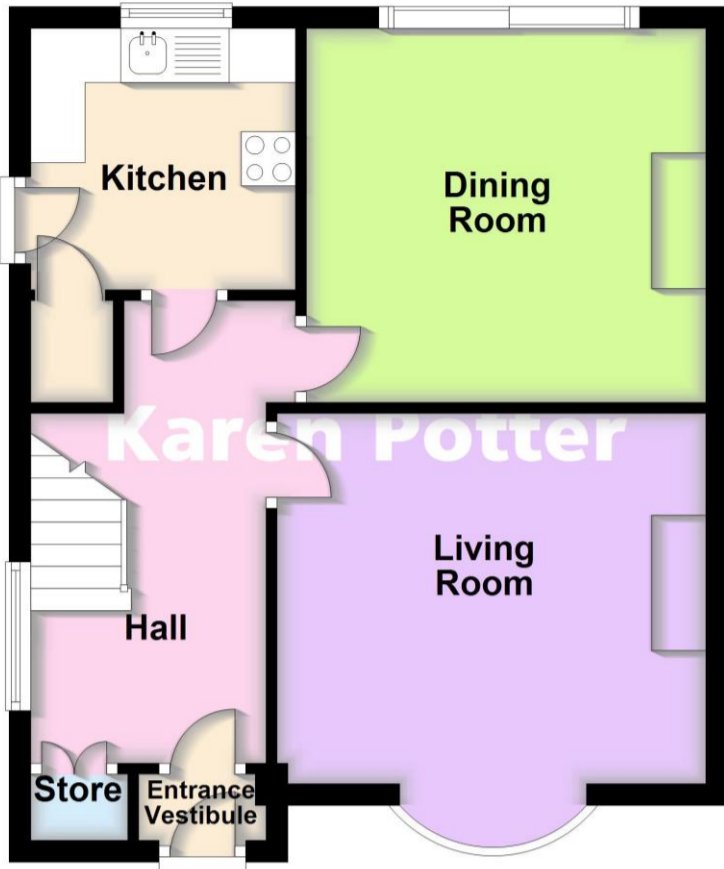
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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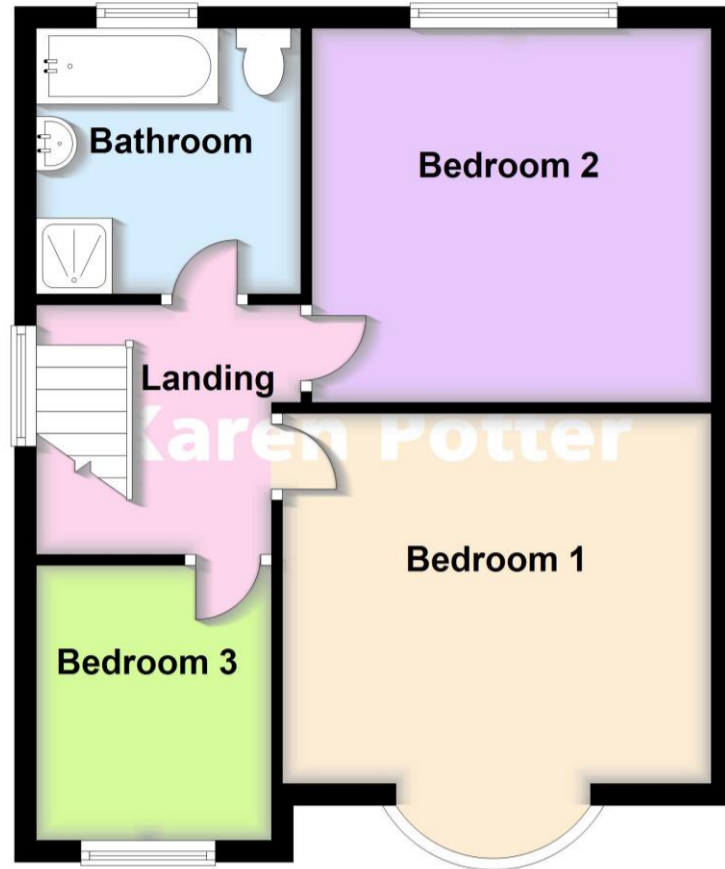
Ground Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



First Floor

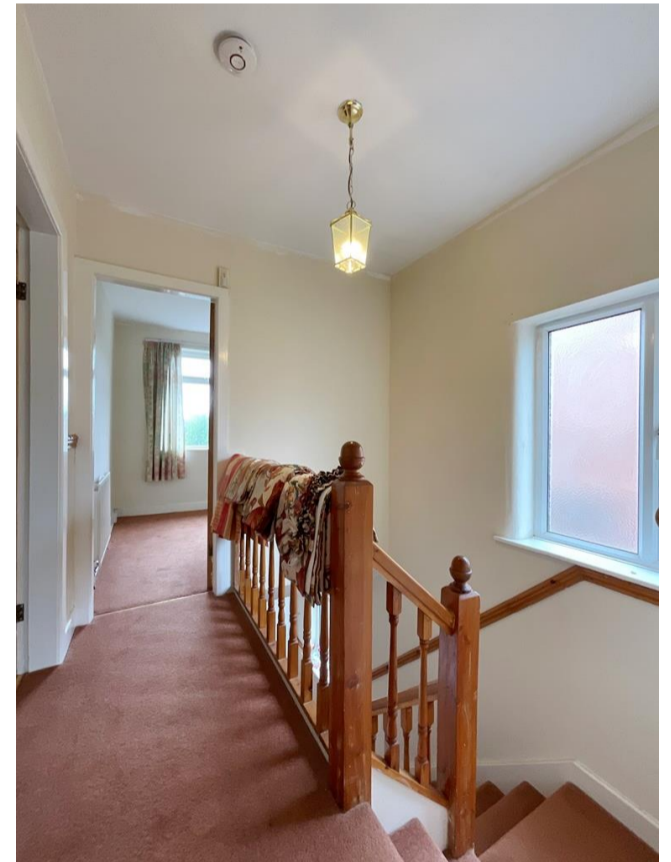
Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 89.7 sq. metres (965.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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