



-  Impressive Mid Terraced House
-  Five Bedrooms
-  Two Receptions & Dining Kitchen

-  Landscaped Rear Garden
-  Birkdale Village Position
-  Inspection Highly Recommended

**Price: £375,000** Subject to Contract

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





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this particularly attractive, double fronted, mid terraced house, offering well planned and beautifully presented accommodation within easy walking distance of Birkdale Village.

The property is installed with gas central heating and double glazing, briefly comprising Entrance Vestibule, Hall, Front Living Room, separate rear Lounge, modern fitted Kitchen/Dining Room and Utility Room/WC to the ground floor with four double Bedrooms, a single Bedroom/Dressing Room and Bathroom with four piece suite to the first floor.

Outside there are garden areas to the front and rear, the front block paved to provide parking, the rear being landscaped with decked patio area leading to synthetic lawn and well stocked mature borders.

The property is conveniently located for the many amenities of Birkdale Village including the railway station on the Southport/Liverpool commuter line. Primary and Secondary Schools are readily accessible.



## Ground Floor:

**Entrance Vestibule**

**Hall**

**Living Room** - 4.88m x 3.71m (16'0" x 12'2")

**Lounge** - 3.71m x 3.3m (12'2" x 10'10")

**Fitted Kitchen/Dining Room** - 8.13m overall x 3.96m (26'8" x 13'0")

**Utility Room** - 2.87m x 2.29m (9'5" x 7'6")

## First Floor:

**Landing**

**Bedroom 1** - 3.96m x 3.73m (13'0" x 12'3")

**Bedroom 2** - 3.78m x 3.45m (12'5" x 11'4")

**Bedroom 3** - 3.73m x 3.3m (12'3" x 10'10")

**Bedroom 4** - 3.48m x 3.45m (11'5" x 11'4")

**Bedroom 5 (Dressing Room)** - 2.82m x 1.63m (9'3" x 5'4")

**Bathroom** - 2.87m x 2.29m (9'5" x 7'6")



**Outside:** There are garden areas to the front and rear, the front being block paved to provide parking, the rear being landscaped with decked patio area leading to synthetic lawn and well stocked mature borders.

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

**Tenure:** Freehold

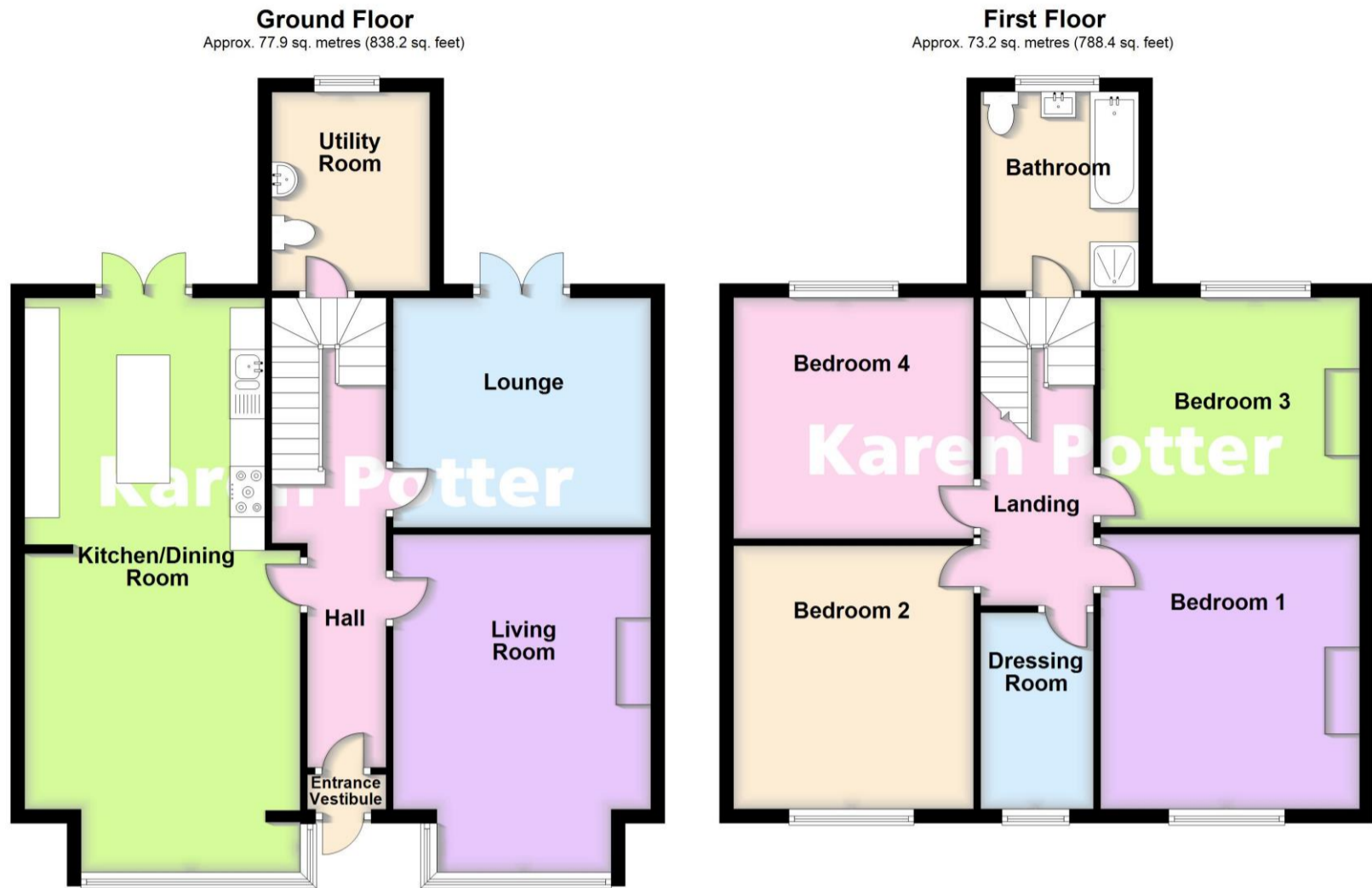
**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**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.

© 2024 All Rights Reserved





Total area: approx. 151.1 sq. metres (1626.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	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