



-  Extended Semi Detached House
-  Three Bedrooms – Two Bathrooms
-  Open Plan Living/Dining Kitchen

-  Corner Plot
-  Sought After Birkdale Position
-  No Chain

**Price: £320,000** Subject to Contract

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





Occupying a generous corner plot in a much sought after area of Birkdale, this extended and improved semi detached family home must be viewed to be fully appreciated.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation is arranged across two floors and briefly comprises: Hall, through Living Room, open plan Living/Dining Kitchen, Utility Room and Shower Room to the ground floor. Upstairs, there are three Bedrooms and a Bathroom.

Outside, the front is gravel laid to provide off road parking whilst the mature side garden is mainly laid to lawn with well stocked established shrub borders, paved patio and gated access to the courtyard style rear garden.

The property stands on the corner of Dunbar Road and Sandon Road with local shops, schools and public transport facilities, including Hillside railway station on the Southport/Liverpool commuter line, readily accessible.



## Ground Floor:

### Hall

**Living Room** - 6.65m x 3.78m (21'10" x 12'5")

**Living/Dining Kitchen** - 7.34m overall x 5.17m overall (24'1" x 18'0")

**Utility Room** - 2.41m x 1.75m (7'11" x 5'9")

**Shower Room** - 2.41m x 1.75m (7'11" x 5'9")

## First Floor:

### Landing

**Bedroom 1** - 3.76m x 3.61m (12'4" x 11'10")

**Bedroom 2** - 3.35m x 2.97m (11'0" x 9'9")

**Bedroom 3** - 3.61m x 2.49m overall (11'10" x 8'2")

**Bathroom** - 2.72m x 1.57m (8'11" x 5'2")

**Outside:** The front is gravel laid to provide off road parking whilst the mature side garden is mainly laid to lawn with well stocked established shrub borders, paved patio and gated access to the courtyard style rear garden.

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

**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>

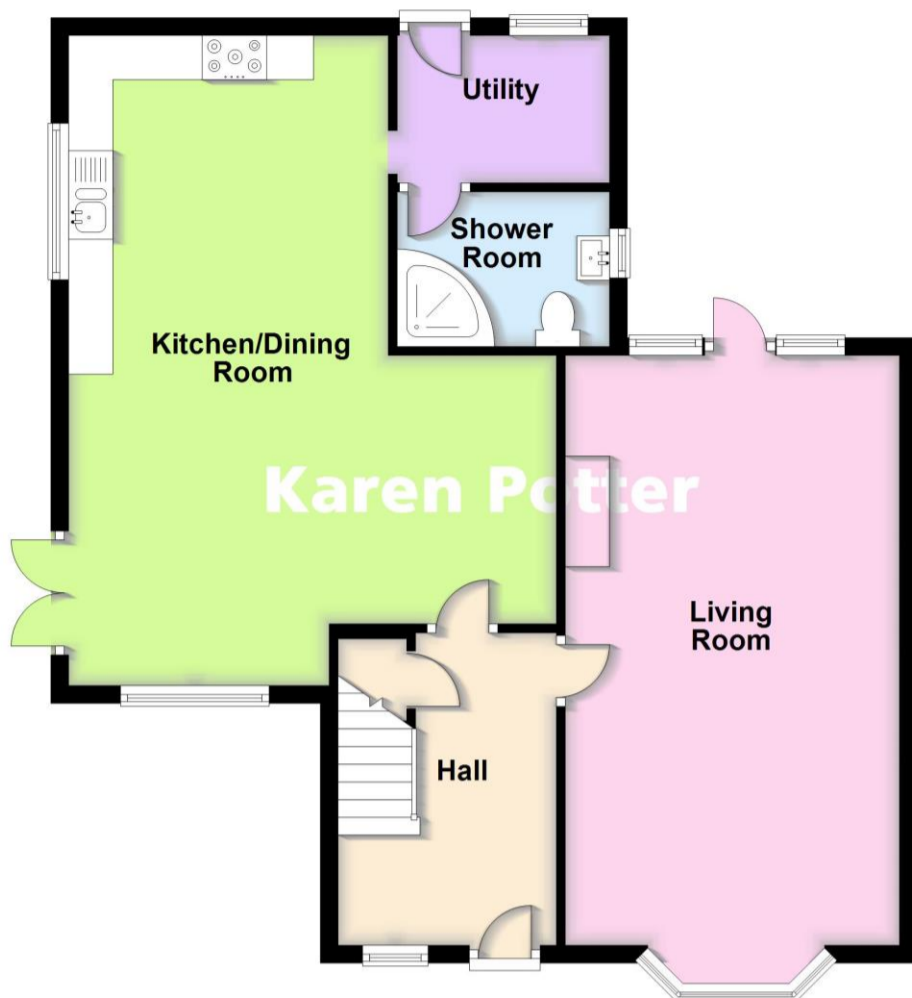
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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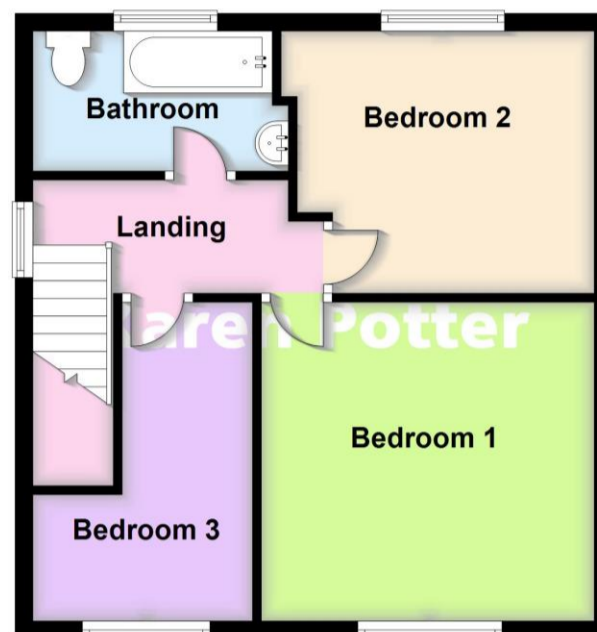
### Ground Floor

Approx. 76.0 sq. metres (818.5 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 118.4 sq. metres (1273.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	71	
(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.



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