



-  Traditional Semi Detached House
-  Three Bedrooms
-  Two Receptions & Conservatory

-  Generous Plot
-  Central Birkdale Position
-  Inspection Highly Recommended

**Price: £244,950** Subject to Contract

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





An early inspection is recommended of this well proportioned, traditional, semi detached house occupying a sought after Birkdale position, well placed for a number of highly regarded local schools.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule Hall, Living Room, Dining Room, fitted Kitchen, Conservatory and Bathroom to the ground floor with three Bedrooms to the first floor.

Outside, the property stands in a generous plot, the front providing off road parking with gated access to the good size rear garden, providing hardstanding, paved patio, raised timber decked terrace, shaped lawn and well stocked, established borders. the rear being private with a sunny aspect.

The property is positioned on Liverpool Road between the junctions of St Johns Road and Sandon Road with a number of local shops and amenities readily available



## Ground Floor:

### Hall

**Living Room** - 4.19m x 3.94m (13'9" x 12'11")

**Dining Room** - 3.61m x 3.56m (11'10" x 11'8")

**Kitchen** - 4.78m x 2.06m (15'8" x 6'9")

**Conservatory** - 4.39m x 3.71m (14'5" x 12'2")

**Bathroom** - 2.39m x 1.83m (7'10" x 6'0")

### First Floor Landing

**Bedroom 1** - 4.42m x 3.05m (14'6" x 10'0")

**Bedroom 2** - 3.61m x 2.03m (11'10" x 6'8")

**Bedroom 3** - 2.82m x 2.29m (9'3" x 7'6")



**Outside:** The property stands in a generous plot, the front providing off road parking with gated access to the good size rear garden, providing hardstanding, paved patio, raised timber decked terrace, shaped lawn and well stocked, established borders. the rear being private with a sunny aspect.

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

**Tenure:** Leasehold for a residue term of 999 years from 29th September 1939 with a fixed annual ground rent of £4

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

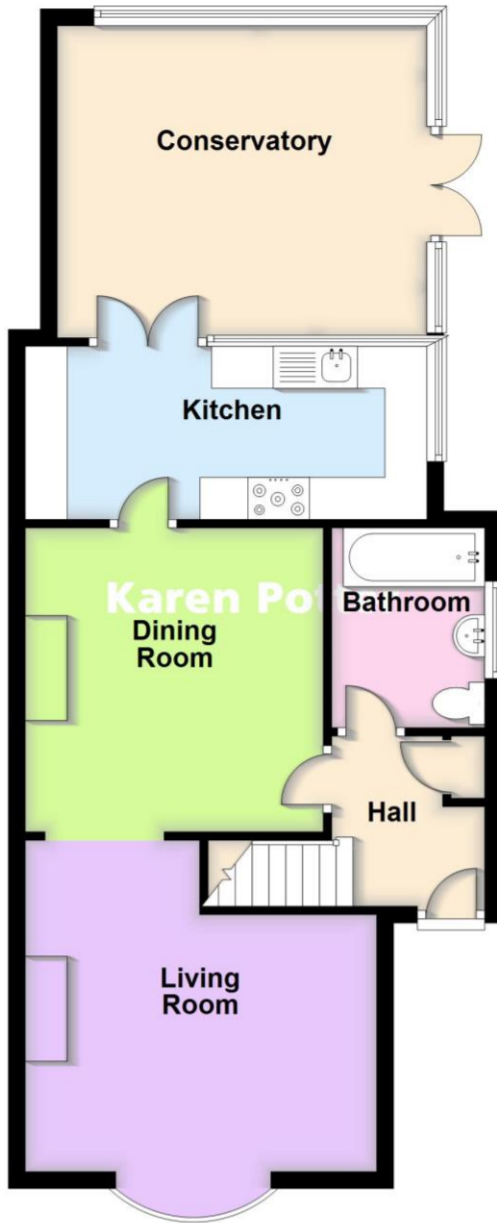
**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

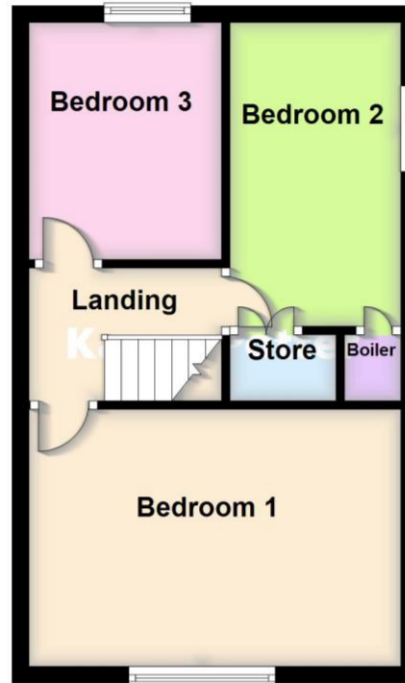
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**Ground Floor**  
Approx. 65.2 sq. metres (701.7 sq. feet)



**First Floor**  
Approx. 33.9 sq. metres (364.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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	

Total area: approx. 99.1 sq. metres (1066.6 sq. feet)



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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