



Woodstock Drive, Hillside, Southport, PR8



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**£280,000**

- NO UPWARD CHAIN
- Excellent Nearby Schools
- Renovated throughout
- Fantastic Corner Plot
- Sought After Hillside Location
- Living Room & Dining Room
- Freehold
- EPC rating C



Presenting a beautiful Semi Detached 3-bedroom family property, renovated and refurbished to a high standard throughout and set in a quiet cul-de-sac position on an attractive corner plot. Located in the most sought after of locations, Hillside/Birkdale. This property is not one to be missed.

The property is well proportioned and spacious throughout. Internally, entering via an enclosed porch and into a spacious entrance hallway with doors leading to all rooms. Ample living space is provided by a living room, separate dining family room, recently fitted kitchen, sunroom, utility and downstairs WC. To the first floor there are 3 generous sized bedrooms, full family bathroom and separate WC. The property has been fully refurbished throughout whilst also keeping to a neutral decor; this allows a prospective purchaser to move straight in whilst also allowing potential to add your own stamp and make the perfect family home.

Located on an excellent corner plot the property benefits from an attractive front garden area, generous sized driveway and detached garage; all allowing for excellent off-road parking. The rear is to an equally generous size with a large lawn area and paved patio areas. Fully fenced and with shrub borders the garden is enclosed and secure. Located on a quiet cul-de-sac, positioned in-between Waterloo Road and Liverpool Road and allowing for all amenities to be only a short walk away. Amenities which include highly regarded primary and secondary schools, popular bars, bistros and the famous Royal Birkdale Golf Course.





### **Porch & Entrance Hall 3.68m x 1.72m (12'1" x 5'7")**

UPVC front door entering an enclosed brick porch. A further original style door leads into the inviting hallway with a 3/4 turns staircase.

### **Living Room 4.27m x 3.27m (14'0" x 10'8")**

Large bay window to the front aspect and separate stained glass window to the side aspect. Neutrally decorated and newly carpeted.

### **Dining/ Family Room 6.04m x 3.41m (19'10" x 11'2")**

The dining room is positioned to the back of the property and extended to create additional space and allowing the room to be versatile. Neutrally decorated and newly carpeted.

### **Kitchen 4.42m x 2.31m (14'6" x 7'7")**

A recently fitted kitchen comprises a range of contemporary cabinets, breakfast area, contrasting countertops and a stainless steel sink and drainer. Integrated appliances include height level oven, gas cooker and extractor with plumbing and space available other various appliances. Ceiling spotlights. Windows to side aspects and door to sun room.

### **Utility and WC 2.36m x 0.94m (7'8" x 3'1")**

L shaped utility area with window to the rear, valiant boiler and door to WC. The WC comprises of a pedestal sink unit and WC.

### **Stairs & Landing**

Staircase leading to first door. Similarly to downstairs the upstairs has been fully decorated and newly carpeted.

### **Bedroom One 4.27m x 3.28m (14'0" x 10'10")**

Bay window to front aspect and further small stained glass window to the side aspect.

### **Bedroom Two 3.32m x 4.29m (10'11" x 14'1")**

Located to the rear of the property and an excellent size allowing amples of space for bedroom furniture.

### **Bedroom Three 2.45m x 2.61m (8'0" x 8'7")**

Window to the front aspect. Built in over the stairs storage cupboard/ wardrobe.

### **Family Bathroom 3.36m x 1.69m (11'0" x 5'6")**

Window to the side aspect. A full family bathroom comprises of a pedestal sink unit, corner shower cubicle and separate paneled bath. The WC is separate and situated adjacent to the main family bathroom with a additional window to side aspect.

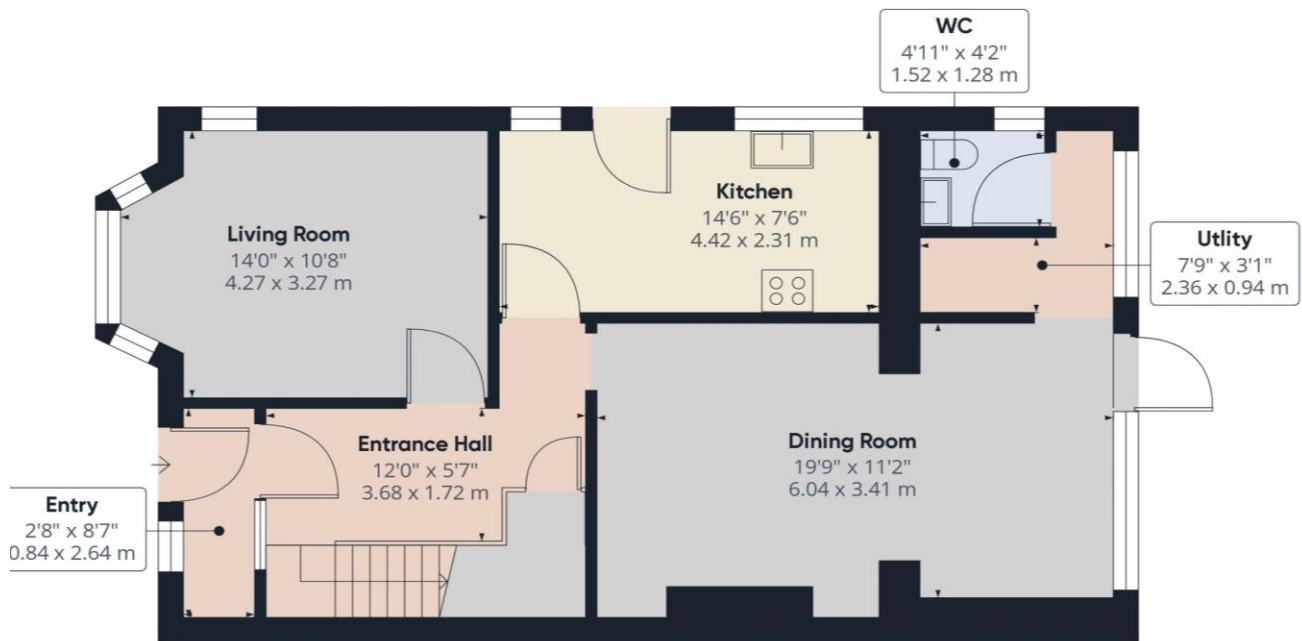
### **External**

Located on an excellent corner plot the property benefits from a attractive front garden area, generous sized driveway and detached garage; all allowing for excellent off road parking. The rear is to an equally generous size with a large lawn area and paved patio areas. Fully fenced and with shrub borders the garden is enclosed and secure.

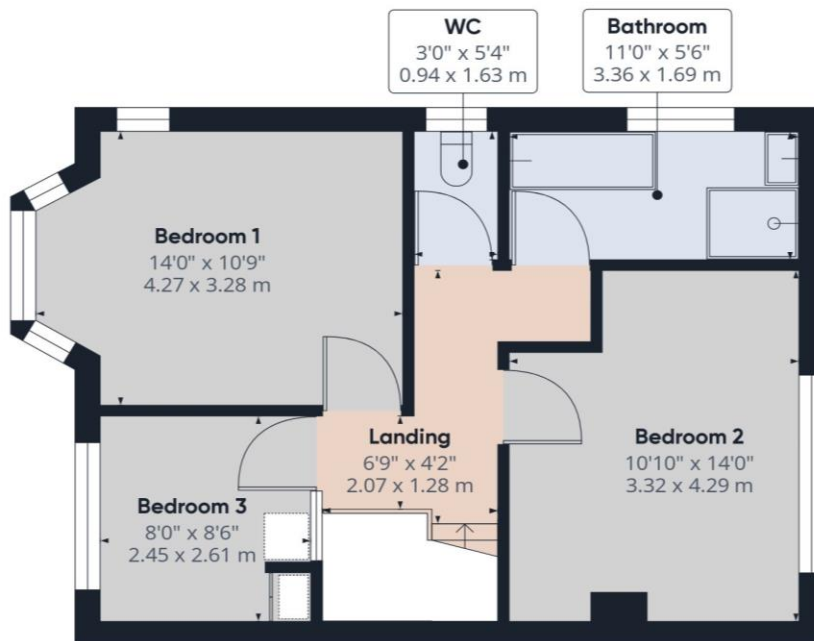
### **Disclaimer**

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Floor 0



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com