



7 Crosby Road, Birkdale, PR8 4SU
£400,000 'Subject to Contract'

This double fronted semi-detached house is situated in an extremely sought after residential location, just a short distance from the charming Village of Birkdale, which has a number of specialty shops, wine bars and a railway station on the Southport to Liverpool commuter line. Installed partial double glazing, the accommodation which would benefit from a programme of some modernisation briefly includes; entrance hall leading to two reception rooms, the main lounge being open plan and leading to dining room, kitchen and conservatory. There are three bedrooms to the first floor, together with a bathroom room. Established gardens adjoin the property to the front and rear, there is off road parking and access to a garage at the rear leading to Rivington Close including Right of Way access and providing further off-road parking and storage space.

Open Entrance Vestibule

Tiled flooring, glazed inner door leading to...

Entrance Hall

Turned stairs lead to First Floor with handrail, spindles and newel post. Dado rail and coving.

Sitting Room - 4.7m into bay x 3.35m into recess (15'5" into bay x 11'0" into recess)
Glazed sash window to front, wall mounted gas fire, coving.

Through Lounge/Dining Room - 8.36m x 3.53m (27'5" x 11'7")

Glazed bay window to front of property, living flame gas fire with tiled interior, hearth and fire surround. UPVC double-glazed sliding patio door to the conservatory at the rear. Door leads via inner hall access, opening to...

Kitchen - 3.56m x 3.61m excl. inner hall recess (11'8" x 11'10" excl. inner hall recess)
UPVC double-glazed window overlooks garden to rear. A range of base units, built-in with cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer, part wall tiling. There is also partial wall panelling, with appliances including cooker, and plumbing available for washing machine and dishwasher. Inner hall access leads to Dining Room and UPVC double-glazed door leads to rear of property. Separate door leads via step down to under stairs storage cupboard, housing fuse board and wall shelving.

Conservatory - 2.92m x 3.05m (9'7" x 10'0")

UPVC double-glazed window and door with step leading down to enclosed garden and flagged patio at the rear.

Landing

UPVC double-glazed tall window to half landing, steps to main landing with coving.

Bedroom 1 - 3.63m x 5.03m to rear of wardrobes (11'11" x 16'6" to rear of wardrobes)

Two glazed sash windows to front of property, fitted vanity wardrobes with overhead storage to one wall.

Bedroom 2 - 3.96m x 3.63m into recess (13'0" x 11'11" into recess)
Glazed sash window and coving.

Bedroom 3 - 3.68m x 3.43m (12'1" x 11'3")

UPVC double-glazed window overlooking rear garden, loft access.

Family Bathroom/WC - 3.3m x 3.63m into recess (10'10" x 11'11" into recess)

Opaque UPVC double-glazed window, four-piece suite, comprising of low-level WC, pedestal wash hand basin and twin grip panelled bath with mixer tap inset tiled surround, and further step-in shower enclosure with thermostatic shower and tiled walls. Airing cupboard houses hot water cylinder and wall shelving.

Outside

Established gardens arranged for ease of maintenance with flagged driveway to front, providing off-road parking for numerous vehicles, loose stone ornamental borders, raised flower beds stocked with plants, shrubs and trees. Side gated access leads to enclosed gardens, not directly overlooked and well-established rear. The well stocked gardens include a number of plants, shrubs and trees with access leading to Garage at the rear, with dual up-and-over door entry access, measuring 16'5 x 9'10 extending to 13'2 over all measurements. There is an electric light and power supply with further up-and-over door leading to, and providing right of way access to Rivington Close, to rear.

Tenure

TBC

Council Tax

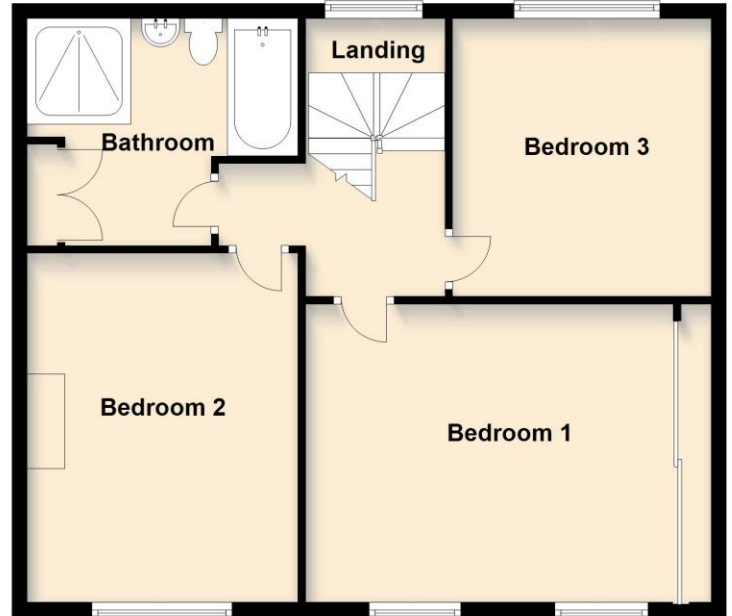
Sefton MBC Band D.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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