



16 Shaws Avenue, Birkdale, Southport, PR8 4LD

£150,000

'Subject to Contract'

Having undergone a partial programme of renovation this property provides the perfect canvas for further improvement. Located conveniently for the nearby facilities located on Liverpool Road in Hillside, the accommodation very briefly includes; Entrance Hall leading to both Lounge and separate Breakfast Kitchen fitted with a range of modern units. To the first floor there are two Bedrooms and Bathroom/Wc. The established gardens are generous in size and would benefit a programme of landscaping. The property is also convenient for a number of Schools and commuter links including access to both Birkdale and Ainsdale Villages. Early viewing is advised.

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Southport's Estate Agent

Entrance Hall

UPVC double-glazed entrance door, central staircase leads to First Floor with handrail. Doors lead to both Lounge and Breakfast Kitchen.

Lounge - 4.6m x 3.23m into recess (15'1" x 10'7" into recess)

Dual UPVC double-glazed window providing aspect overlooking front and rear of the property. Picture rail.



Breakfast Kitchen - 4.6m x 2.26m (15'1" x 7'5")

Double-glazed windows to front, side and overlooking rear of property. Modern style kitchen arranged in a high gloss white style with a number of base units which conceal cupboards and drawers, wall cupboards and working surfaces. One and a half bowl sink unit with mixer tap and drainer, partial wall tiling. Open-plan dining area leading to Kitchen, with vinyl covered flooring and doorway provides access to inner rear hall including UPVC double-glazed door leading to Garden at the rear and access to useful under stairs storage space.



First Floor Landing

UPVC double-glazed window overlooking rear of property. Open-plan leading to both bedrooms and family bathroom.



Bedroom 1 - 4.55m x 3.2m into recess (14'11" x 10'6" into recess)

Dual UPVC double-glazed window with aspect overlooking front and rear of the property. Picture rail and door leads to...

Built-in Storage Cupboard

Over stairs housing wall mounted 'Worcester' combination style centrally heated boiler system, hanging space and UPVC double-glazed window to front of property.

Bedroom 2 - 2.18m exc. entry door recess x 2.24m (7'2" exc. entry door recess x 7'4")

Double-glazed window to front, dado rail and loft access.



Bathroom/WC - 2.29m x 1.35m (7'6" x 4'5")

Opaque UPVC double-glazed window with three-piece modern white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and panelled bath with further mixer tap and 'Triton' electric shower. Part wall tiling.



Outside

Flagged driveway to front is arranged for ease of maintenance, well screened with conifer borders and leading by side of property to enclosed rear garden. Rear garden is generous in size, not directly overlooked and would benefit from a programme of landscaping.

Tenure

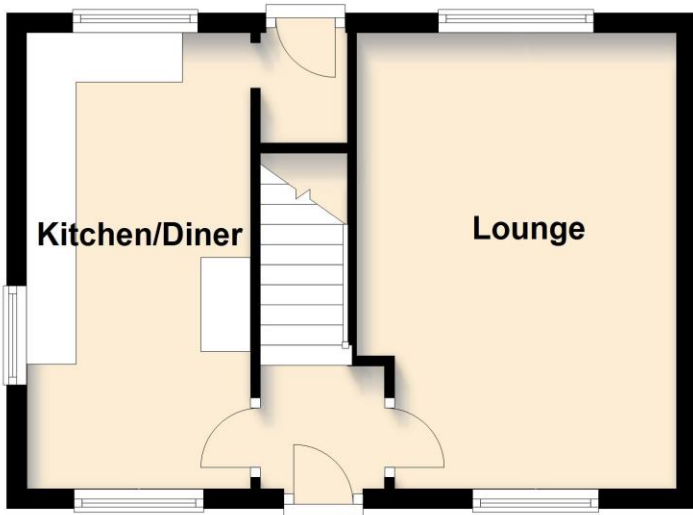
Freehold.

Council Tax

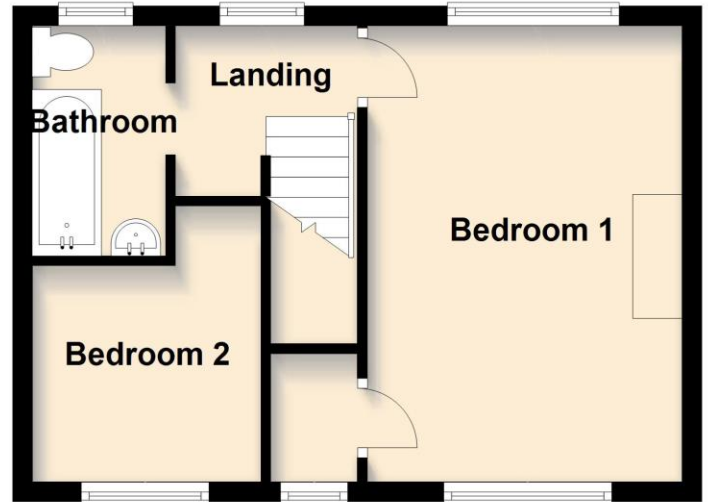
Sefton MBC Band A.




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			87
(69-80) C			
(55-68) D		66	
(39-54) E			
(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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