



3 Fernley Road, Birkdale, Southport, PR8 5AU
Offers in the Region of £200,000
'Subject to Contract'

An early viewing is essential to appreciate the accommodation offered by this immaculate semi-detached family house. The centrally heated and double-glazed accommodation has undergone a full programme of modernisation and improvement throughout, striking the perfect balance of modern contemporary living coupled with character and charm. The living space comprises of Entrance Porch leading to Entrance Hall, the Front Lounge is perfect for entertaining, open plan and leading to a dining room at the rear. A separate modern breakfast kitchen also leads to side/rear of property. To the first floor there are three Bedrooms and a modern style three-piece Bathroom suite including Wc. Off road parking is available to a hard surface driveway with courtyard style rear garden arranged for ease of maintenance and not directly overlooked. The property is situated in a popular residential area, convenient for nearby Primary Schools, together with the facilities at the Southport Town Centre and buzzing, vibrant Birkdale Village.

Porch

Upvc double glazed outer door and window to front of property. Glazed inner door with opaque side insert leads to...

Entrance Hall

Stairs lead to first floor with handrail and newel post, built in cupboard houses electrical consumer unit.

Lounge - 4.78m x 3.53m (15'8" into bay x 11'7" into recess)

Upvc double glazed bay window to front, wall light points to recess and archway open plan leading to...

Dining Room - 4.06m x 3.51m (13'4" x 11'6")

Upvc double glazed door and side windows give access to courtyard garden at the rear. Wall light points.

Breakfast Kitchen - 4.14m x 1.83m (13'7" x 6'0")

Upvc double glazed window to side, tiled flooring with useful under stairs storage cupboard access housing wall mounted 'Worcester' combination style central heated boiler system. Kitchen arranged in a modern style with a range of sage shaker style base units with cupboards and drawers, butcher block working surfaces and inset 'Belfast' style sink unit with mixer tap. Useful retractable breakfast bar fitted to one wall and appliances include electric oven, four ring ceramic style hob with glazed splash back and funnel style stainless steel extractor hood above. Integral appliances are washing machine, fridge and freezer.

Landing

Built in cupboard, loft access and Upvc double glazed window to side.

Bedroom 1 - 3.84m x 3.53m (12'7" x 11'7" into recess)

Double bedroom with Upvc double glazed window to front.

Bedroom 2 - 4.09m x 2.9m (13'5" x 9'6" into recess)

Double bedroom with Upvc double glazed window overlooking rear of the property.

Bedroom 3/ Office - 2.01m x 1.83m (6'7" x 6'0")

Upvc double glazed window, perfect for use as nursery or home office space.

Bathroom/ WC - 1.83m x 2.44m (6'0" x 8'0")

Three-piece modern white suite comprising of low-level WC, pedestal wash hand basin with mixer tap, splash back and panelled bath with glazed shower screen, mixer tap and plumbed in shower attachment. Part wall tiling and opaque Upvc double glazed window.

Outside

Hard surface driveway access to front via double gates provides off road parking loose stone borders, further set of wrought iron gates leads via hard surface side access to enclosed courtyard style garden at the rear. Rear garden is arranged for ease of maintenance predominantly flagged patio and hard surface with walls and fencing. The property is not directly overlooked with edged borders planted with rose bushes and enjoys a South Easterly facing orientation.

Council Tax

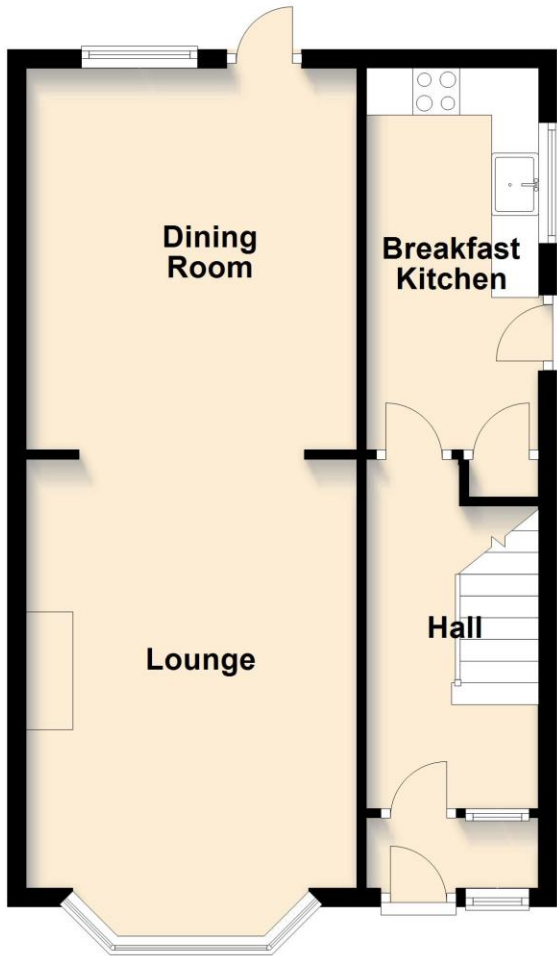
Sefton MBC band B.

Tenure

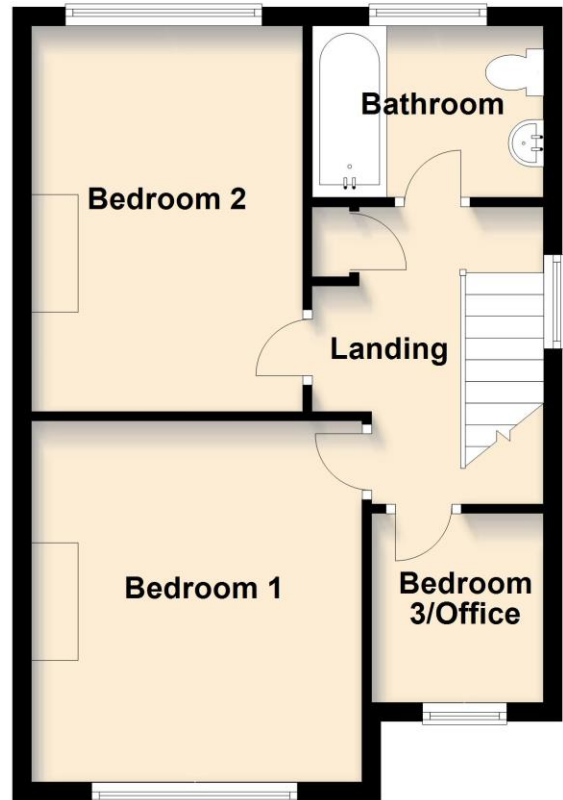
Freehold.



Ground Floor



First Floor



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



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