



**16 Fernley Road, Birkdale, Southport,
PR8 5AU**

£135,000 Subject to Contract

This semi detached house, would in our opinion make a great first house and will be of interest to first time buyers. The property is situated in a popular location, convenient for the nearby facilities of Birkdale Village.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Enclosed Entrance Vestibule

With outer door, glazed archway over and glazed inner door leading to...

Lounge - 3.63m x 4.22m (11'11" x 13'10" into recess)

Upvc double glazed window, gas fire with tiled hearth and fire surround. Glazed cabinet to recess. Wall mounted electrical consumer unit. Door leads to...



Dining Room - 3.3m x 4.19m (10'10" x 13'9" into recess)

Upvc double glazed window to rear, coal effect gas fire with marble interior, hearth and surround. Tall cupboard and shelving fitted to recess and staircase leads to first floor. Door leads to...



Kitchen - 3.05m x 2.21m (10'0" x 7'3")

Upvc double glazed windows to both side and rear of property. Base units include cupboards, drawers and working surfaces and wall cupboards. Single bowl twin drainer sink unit with part wall tiling, karndean flooring laid and door leads to...



Inner Hall

Upvc double glazed door leads to rear of property, built in cupboard to one wall. Karndean flooring continues. Door leads to...

Ground Floor Bathroom/WC - 1.7m x 2.11m (5'7" x 6'11")

Opaque Upvc double glazed side window, three piece suite comprising of low level WC, pedestal wash hand basin and twin grip panelled bath, part wall tiling and wall mounted 'Vokera' water heater.



First Floor Landing

Bedroom 1 - 3.61m x 4.29m (11'10" x 14'1" into recess)

Upvc double glazed window to front.

Bedroom 2 - 3.35m x 3.35m (11'0" x 11'0")

Upvc double glazed window, gas wall heater and storage recess over stairs. Door plus step down leads to...



Occasional Room/ Study - 3.07m x 2.18m (10'1" x 7'2")

Upvc double glazed window and providing a potential for a multitude of uses include conversion to an ensuite subject to the usual consent being obtained.

Outside

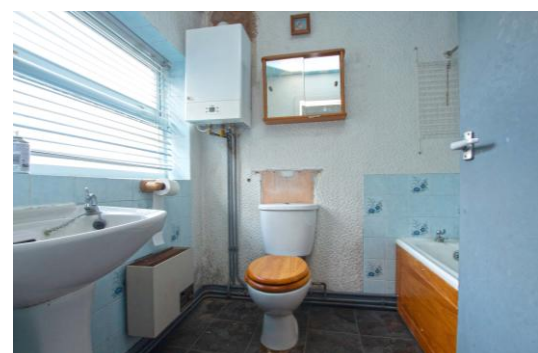
Gardens to the front and rear. The rear garden is accessed via a right of way over the adjoining entry and it is extensively paved for ease of maintenance.

Council Tax

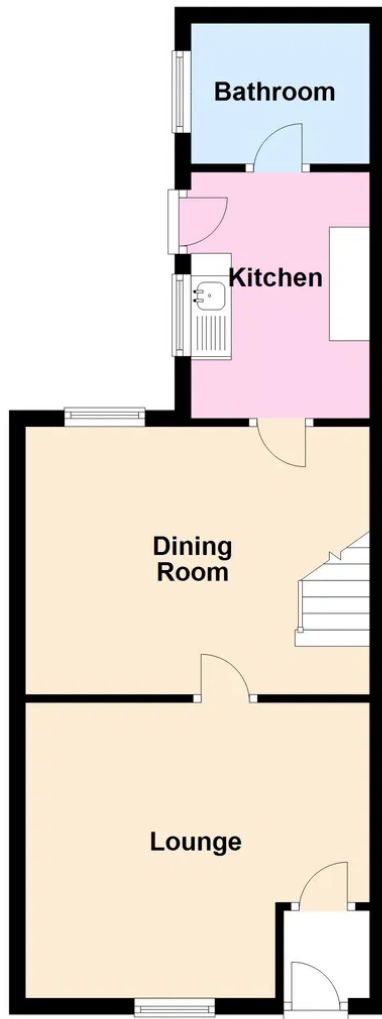
Sefton MBC band B

Tenure

Freehold




Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		



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