



**49 Carr Lane, Birkdale,
Southport, PR8 3EF
£265,000 Subject to Contract**

An early viewing is advised to appreciate the extent of the accommodation offered by this semi detached family house, gas central heating is installed together with double glazing and the accommodation briefly includes; entrance porch, entrance hall, front lounge, rear lounge and dining kitchen, with three bedrooms and a bathroom and separate WC to the first floor. Established gardens adjoin the property to both the front and rear, with parking for a number of vehicles and substantial brick garage. The property is situated in a popular and established location overlooking playing fields to the rear and convenient for nearby Primary and Secondary Schools, and the amenities at Ainsdale and Birkdale Villages.

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Southport's Estate Agent

Entrance Porch

Leaded glazed double outer doors and side windows, tiled floor. Figure glazed inner door and side window to...

Entrance Hall

Panelled stairs to first floor with useful store cupboard below.

Front Lounge - 4.27m x 3.66m (14'0" x 12'0")

Double glazed and leaded window to front, 'Louis' style fire surround with marble effect interior and hearth.

Rear Lounge/ Dining Room - 5.87m x 3.33m (19'3" x 10'11")

Slate fireplace, double glazed patio door and side screen leading to the rear garden.

Dining Kitchen - 4.9m x 2.36m (16'1" x 7'9")

Double circular bowl sink unit and mixer tap a range of base units with cupboards and drawers, wall cupboards and working surfaces. Part wall tiling, tiled floor. Double glazed windows overlooking the rear garden and double glazed door to the rear garden. Wall mounted 'Concord' gas central heating boiler, useful pantry cupboard under stairs.

First Floor Landing

Bedroom 1 - 4.34m x 3.1m (14'3" x 10'2" to front of wardrobes extending to 12')

Double glazed and leaded window, built in wardrobes and overhead storage cupboards recess for bed.

Bedroom 2 - 3.76m x 2.74m (12'4" x 9'0" to front of wardrobes)

Upvc double glazed window, built in wardrobes with overhead store cupboards.

Bedroom 3 - 2.31m x 2.06m (7'7" x 6'9")

Double glazed and leaded window.

Bathroom - 1.68m x 2.36m (5'6" x 7'9")

White suite including panelled bath with telephone style mixer tap with shower attachment, further thermostatic shower above, pedestal wash hand basin. Airing cupboard with hot water cylinder, electric shaver point. Double glazed window.

WC - 1.45m x 0.84m (4'9" x 2'9")

Low level WC. Part tiled walls. Double glazed window.

Outside

There are gardens to both front and rear, the wide front garden provides paved off road parking for a number of vehicles and a driveway at the side leads to a recently built, brick garage with slate roof measuring 23'2" x 8' with Upvc double glazed window tiled floor and double outer doors. The rear garden is planned mainly with lawn.

Council Tax

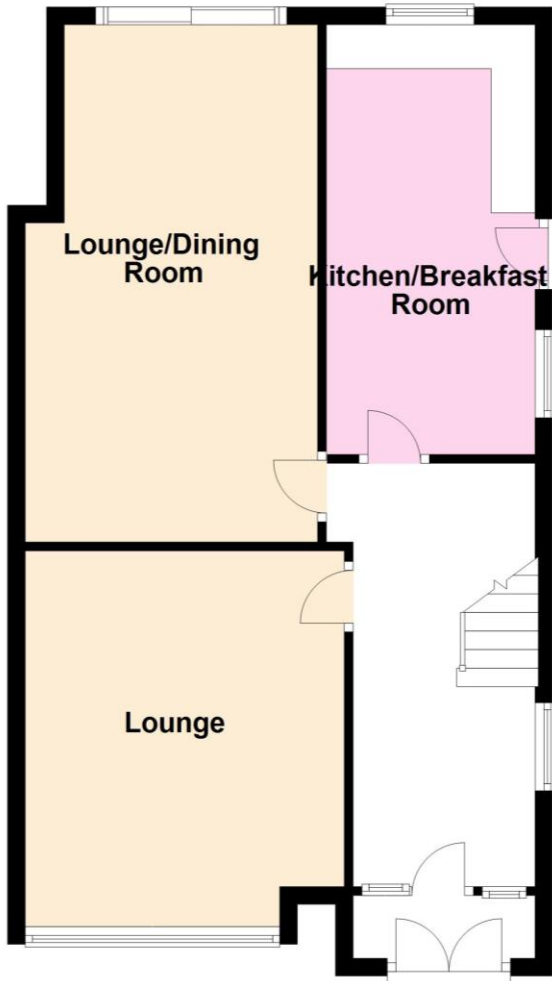
Sefton MBC band D.

Tenure

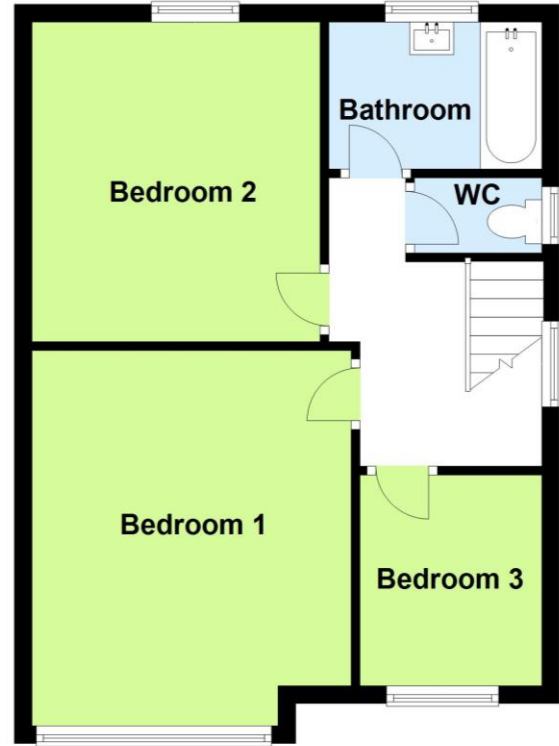
Freehold.



Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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