



43 Birdling Drive, Southport, Merseyside, PR8 5BW
£380,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer this 4 bedroom, detached property with upgraded kitchen and luxury flooring. This outstanding family home combines space and luxury and represents modern living. Downstairs you'll find a spacious lounge with an impressive bay fronted window, WC, a stylish open plan kitchen with dining/family area and even a downstairs study-which is a real asset for working from home! Upstairs you'll find 4 double bedrooms, the main includes a generous en suite, This house will certainly not fail to impress!

Pavilion Gardens is an exclusive development in the upmarket, thriving seaside town of Southport. Living here you'll enjoy the surrounding countryside and being so close to the coast. You're also never too far from fabulous shops, bars and eateries. Situated 20 miles north of Liverpool and 20 miles north west of Preston you would be perfectly positioned and can take advantage of great commuter links. High regarded schools are also in close proximity.

Freehold
EPC rating B
Council Tax Band E
Management fee £121.00 PA
10 year Structural Warranty
2 year Builders Defect

GROUND FLOOR

HALL

Welcoming entrance leading to

KITCHEN/DINING/FAMILY AREA 28'5" x 15'8" (8.67m x 4.80m)

Stylish, open plan kitchen with family and dining area. Also includes French doors which lead to spacious garden which isn't over looked.

UTILITY 5'6" x 5'7" (1.68m x 1.72m)

Great for laundry.

LOUNGE 16'4" x 11'11" (4.99m x 3.65m)

Beautiful, bright airy lounge with bay front window. The perfect place to relax and unwind after a long day.

WC 5'3" x 3'1" (1.61m x 0.98m)

Contemporary WC containing white sanitary ware plus tiling.

STUDY 9'0" x 7'6" (2.76m x 2.29m)

Ideal for working from home.

FIRST FLOOR

LANDING

Leading to

MASTER BEDROOM 12'9" x 12'5" (3.91m x 3.79m)

Impressive master bedroom leading to

EN SUITE 7'1" x 5'10" (2.16m x 1.79m)

Contemporary en suite containing white sanitary ware plus tiling.

BEDROOM 2 12'2" x 12'8" (3.72m x 3.88m)

An impressive double bedroom.

BEDROOM 3 10'10" x 10'8" (3.32m x 3.26m)

An impressive double bedroom.

BATHROOM 6'11" x 5'6" (2.12m x 1.70m)

Contemporary family bathroom containing white sanitary ware plus tiling.

BEDROOM 4 10'11" x 10'2" (3.35m x 3.11m)

An impressive double bedroom.

EXTERNAL

Single garage
Garden

**** PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY*

*Any incentives are subject to builders terms, conditions and price differentials*** From Developers standard range and pricing.

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