



-  Detached Bungalow
-  Two Bedrooms
-  Living Room & Dining Area

-  Garage & Parking
-  Low Maintenance Gardens
-  Cul De Sac Position

**Price: £299,950** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







Positioned at the head of a cul de sac of only eight properties, within a moments stroll from the heart of Birkdale village, this well planned, detached bungalow must be viewed to be fully appreciated.

Installed with gas central heating and double glazed throughout, the well presented accommodation would benefit from some general updating and briefly comprises: Entrance Vestibule, Hall, Living Room with Dining Area off, fitted Kitchen, two Bedrooms and Bathroom/WC.

Outside, the bungalow stands in low maintenance gardens to front, side and rear, the front providing off road parking leading to a Garage with up and over door to front and personal door to the private rear garden. This is extensively paved with greenhouse and detached workshop/garden store with power and light connected.

Welbeck Terrace is accessed from Welbeck Road within the Birkdale Village Conservation Area, well placed for accessing the many shops, restaurants and amenities including the railway station on the Southport to Liverpool line.





### Entrance Vestibule

### Hall

**Living Room** - 4.22m x 3.43m (13'10" x 11'3")

**Dining Area** - 2.57m x 2.11m (8'5" x 6'11")

**Kitchen** - 2.57m x 2.11m (8'5" x 6'11")

**Bedroom 1** - 3.25m overall x 3.25m (10'8" x 10'8")

**Bedroom 2** - 3.1m x 2.72m (10'2" x 8'11")

**Bathroom** - 2.31m x 1.91m (7'7" x 6'3")

**Outside:** The bungalow stands in low maintenance gardens to front, side and rear, the front providing off road parking leading to a Garage measuring 4.65m (15'3") x 2.35m (7'9") with up and over door to front and personal door to the private rear garden. This is extensively paved with greenhouse and detached workshop/garden store with power and light connected.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

**Tenure:** Freehold

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## Ground Floor

Approx. 70.9 sq. metres (762.7 sq. feet)



Total area: approx. 70.9 sq. metres (762.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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