



-  Impressive Mid Terraced House
-  Five Bedrooms
-  Two Receptions & Dining Kitchen

-  Landscaped Rear Garden
-  Birkdale Village Position
-  Inspection Highly Recommended

Price: £375,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this particularly attractive, double fronted, mid terraced house, offering well planned and beautifully presented accommodation within easy walking distance of Birkdale Village.

The property is installed with gas central heating and double glazing, briefly comprising Entrance Vestibule, Hall, Front Living Room, separate rear Lounge, modern fitted Kitchen/Dining Room and Utility Room/WC to the ground floor with four double Bedrooms, a single Bedroom/Dressing Room and Bathroom with four piece suite to the first floor.

Outside there are garden areas to the front and rear, the front block paved to provide parking, the rear being landscaped with decked patio area leading to synthetic lawn and well stocked mature borders.

The property is conveniently located for the many amenities of Birkdale Village including the railway station on the Southport/Liverpool commuter line. Primary and Secondary Schools are readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.88m x 3.71m (16'0" x 12'2")

Lounge - 3.71m x 3.3m (12'2" x 10'10")

Fitted Kitchen/Dining Room - 8.13m overall x 3.96m (26'8" x 13'0")

Utility Room - 2.87m x 2.29m (9'5" x 7'6")

First Floor:

Landing

Bedroom 1 - 3.96m x 3.73m (13'0" x 12'3")

Bedroom 2 - 3.78m x 3.45m (12'5" x 11'4")

Bedroom 3 - 3.73m x 3.3m (12'3" x 10'10")

Bedroom 4 - 3.48m x 3.45m (11'5" x 11'4")

Bedroom 5 (Dressing Room) - 2.82m x 1.63m (9'3" x 5'4")

Bathroom - 2.87m x 2.29m (9'5" x 7'6")



Outside: There are garden areas to the front and rear, the front being block paved to provide parking, the rear being landscaped with decked patio area leading to synthetic lawn and well stocked mature borders.

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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