



-  Magnificent End Terraced House
-  Beautifully Presented Throughout
-  Two Double Bedrooms

-  Landscaped Mature Gardens
-  Garage & Parking
-  Birkdale Village Position

**Price: £350,000** Subject to Contract

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







**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this particularly attractive, Victorian end 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 with double doors to Dining Room, fitted Kitchen, Study/Snug, and Utility Room to the ground floor with two double Bedrooms 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 off road parking with access to a detached, brick built garage. The rear garden is a particular feature being generous in size and arranged with paved patio, extensive shaped lawn, well stocked mature borders (including apple and plum trees), a summer house and workshop/garden store with power and light connected.

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** - 3.84m x 3.58m (12'7" x 11'9")

**Dining Room** - 3.91m x 3.84m (12'10" x 12'7")

**Kitchen** - 3.56m x 2.64m (11'8" x 8'8")

**Study/Snug** - 2.64m x 2.64m (8'8" x 8'8")

**Utility Room** - 2.64m x 1.75m (8'8" x 5'9")

## First Floor:

### Landing

**Bedroom 1** - 4.85m x 3.66m (15'11" x 12'0")

**Bedroom 2** - 3.78m x 3.1m (12'5" x 10'2")

**Bathroom** - 3.53m x 2.64m (11'7" x 8'8")

**Outside:** There are garden areas to the front and rear, the front block paved to provide off road parking with access to a detached, brick built garage. The rear garden is a particular feature being generous in size and arranged with paved patio, extensive shaped lawn, well stocked mature borders including apple and plum trees, a summer house and 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:** Leasehold for a residue term of 999 years with a fixed annual ground rent of £4 payable to Shenstone Properties Ltd.

**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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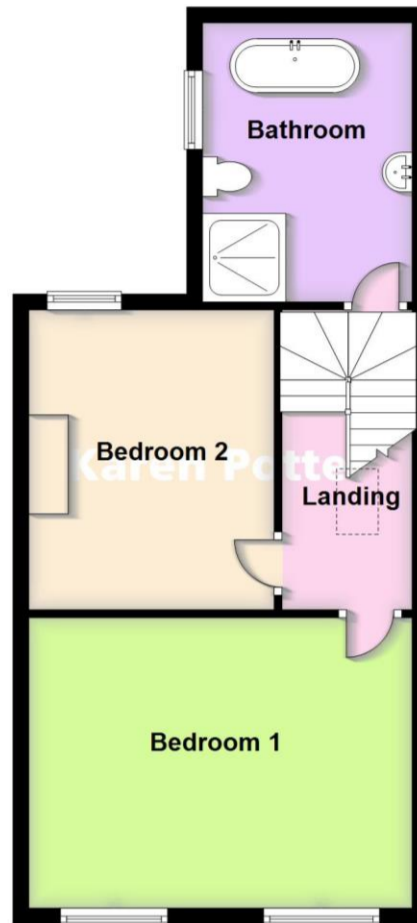




**Ground Floor**  
Approx. 60.3 sq. metres (648.6 sq. feet)



**First Floor**  
Approx. 46.2 sq. metres (497.6 sq. feet)



Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 45                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient – higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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