

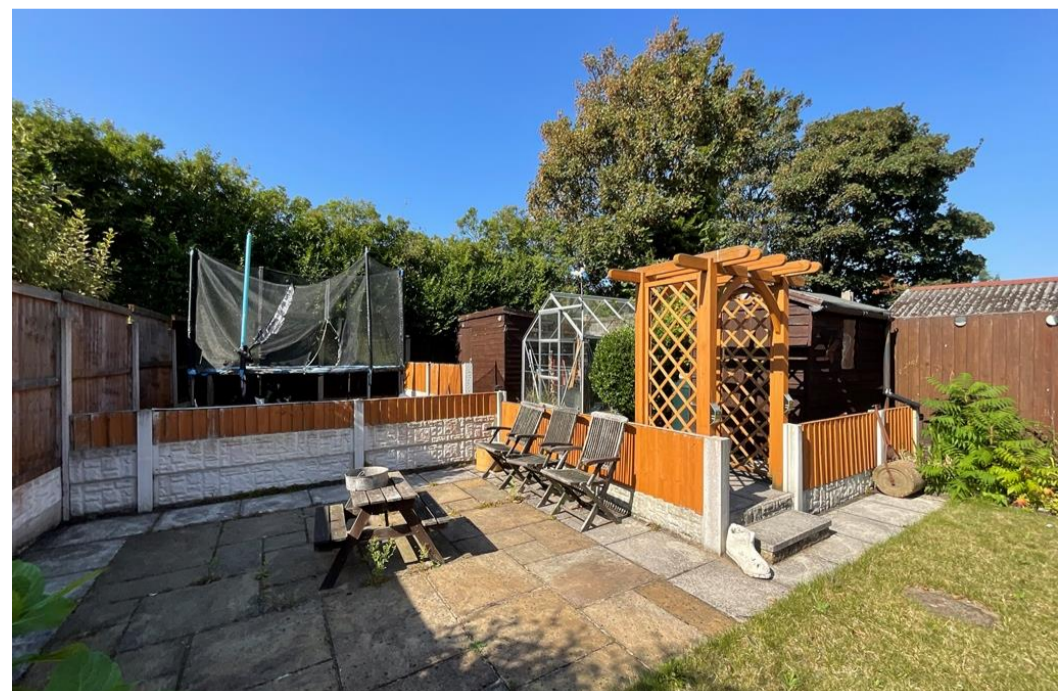


-  Semi Detached Family House
-  Three Bedrooms
-  Two Reception Rooms

-  Fitted Kitchen/Breakfast Room
-  Gardens & Parking
-  No Chain

Price: £220,000 Subject to Contract

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





An early inspection is recommended of this traditional semi-detached house, located in a popular residential area of Birkdale,

Extended to the rear, the double glazed and gas centrally heated property offers well planned accommodation across two floors, briefly comprising: Entrance Vestibule, Hall, Living Room, Dining Room and Kitchen/Breakfast Room to the ground floor with three Bedrooms and Bathroom/WC to the first.

There are mature gardens to front and rear, the rear being a good size, arranged with paved patio, shaped lawn and well stocked established borders. A paved driveway provides off road parking to the front.

Positioned on Guildford Road, the property is well placed for accessing local shops at Grantham Road with further amenities available at Hillside, Birkdale and Ainsdale villages. There are also a number of highly regarded local schools within the immediate area.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.78m x 3.2m into bay (12'5" x 10'6")

Dining Room - 3.78m x 3.73m (12'5" x 12'3")

Kitchen/Breakfast Room - 5.18m x 2.46m (17'0" x 8'1")

First Floor:

Landing

Bedroom 1 - 3.91m into bay x 3.78m (12'10" x 12'5")

Bedroom 2 - 3.78m x 3.05m (12'5" x 10'0")

Bedroom 3 - 3.48m x 2.46m (11'5" x 8'1")

Bathroom - 2.46m x 1.7m (8'1" x 5'7")

Outside: There are mature gardens to front and rear, the rear being a good size, arranged with paved patio, shaped lawn and well stocked established borders. A paved driveway provides off road parking to the front.

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

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>

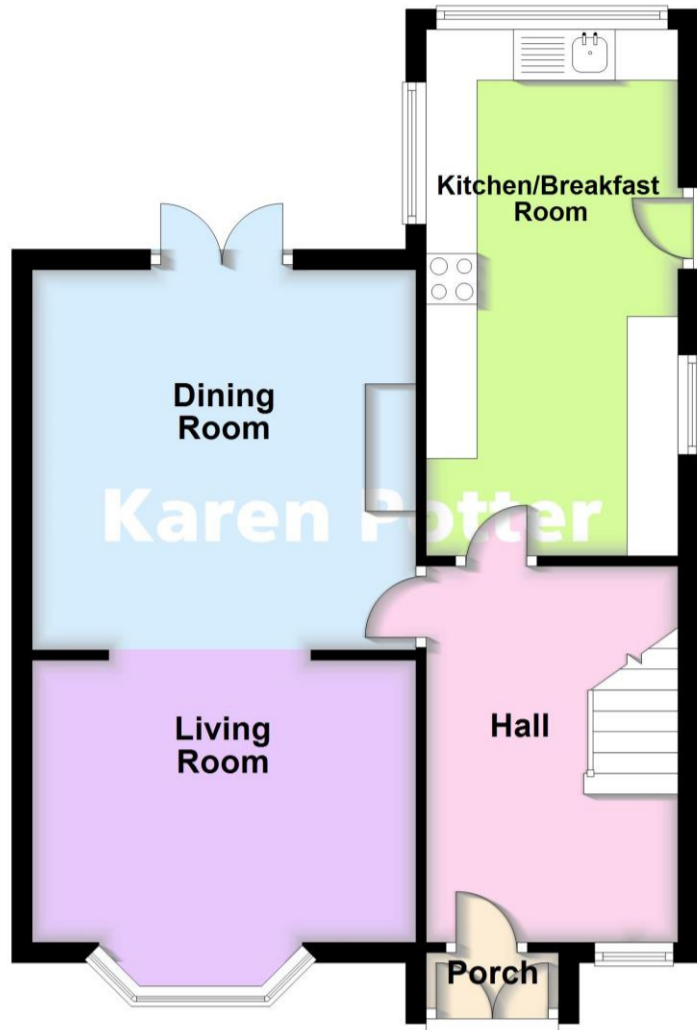
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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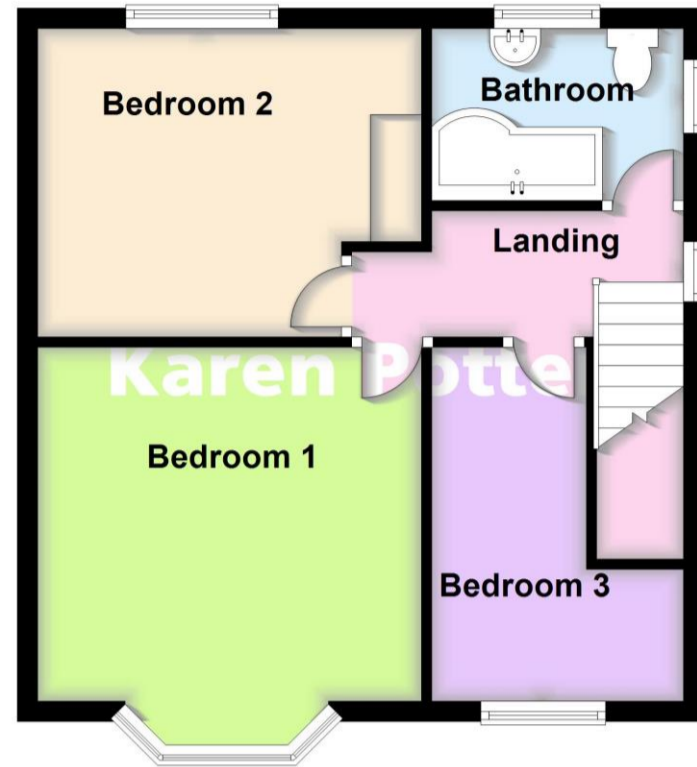
Ground Floor

Approx. 48.9 sq. metres (526.9 sq. feet)

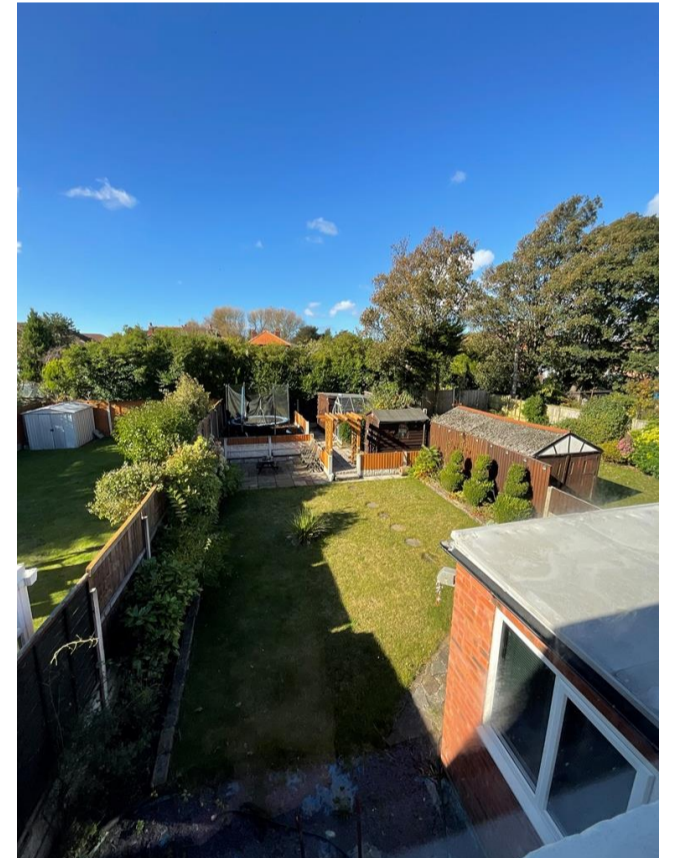


First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 91.3 sq. metres (982.4 sq. feet)



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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