



-  Immaculate Town House
-  Versatile Accommodation
-  Four Bedrooms – Two Ensuite

-  Dependant Relative Suite
-  Landscaped Rear Garden
-  Comprehensively Modernised

Price:£395,000 Subject to Contract

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





An early inspection is highly recommended of this deceptively spacious town house, recently having undergone a comprehensive programme of modernisation and occupying a particularly sought after Birkdale position.

Arranged over three floors, the gas centrally heated and double glazed, versatile, accommodation has been adapted by the current owner to provide a dependant relatives suite to the ground floor with Living Room, Kitchen, and Bedroom with En-Suite Shower Room. The first floor has a Lounge and modern fitted Kitchen/Dining Room with returning staircase to three double Bedrooms (One En-Suite) and Bathroom on the second floor.

A block paved driveway and Car Port provides off road parking, whilst the low maintenance, stepped rear garden has been landscaped with tiled patio area leading to synthetic lawn and further raised, tiled patio.

Windsor Court is a cul de sac of town houses located off Oxford Road on the shore side of Birkdale. The beach, Birkdale village and Southport town centre are readily available.



Ground Floor:

Hall

Living Room - 5.99m x 2.62m (19'7" x 8'7")

Kitchen - 2.67m x 2.44m (8'9" x 8'0")

Bedroom - 3.73m plus door recess x 2.44m (12'3" x 8'0")

En-suite - 2.21m overall x 1.5m (7'3" x 4'11")

First Floor:

Lounge - 7.85m x 3.45m (25'9" x 11'4")

Kitchen/Dining Room - 7.85m x 2.44m (25'9" x 8'0")

Second Floor:

Bedroom 1 - 3.58m x 3.2m (11'9" x 10'6")

En-Suite - 1.63m x 1.6m (5'4" x 5'3")

Bedroom 2 - 3.4m x 2.69m (11'2" x 8'10")

Bedroom 3 - 3.33m x 2.46m (10'11" x 8'1")

Bathroom - 1.78m x 1.57m (5'10" x 5'2")

Outside: A block paved driveway and Car Port provides off road parking, whilst the low maintenance, stepped rear garden has been landscaped with tiled patio area leading to synthetic lawn and further raised, tiled patio.

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

Tenure: Leasehold for the residue term of 999 years from 25th September 1987 with an annual ground rent of £50 per year

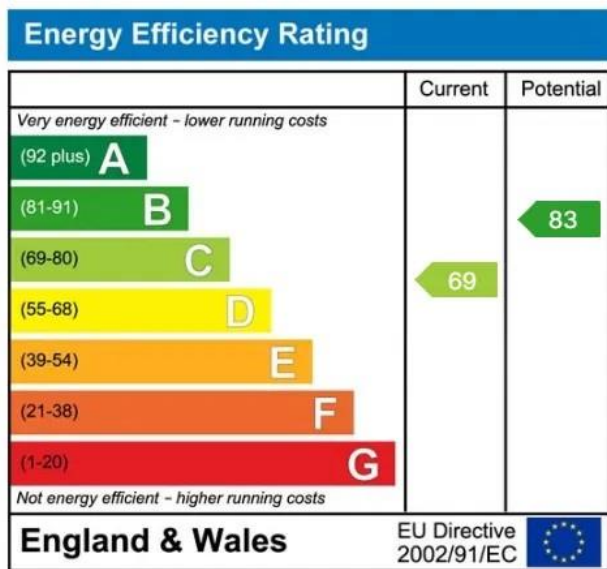
Maintenance: Each property in the development pays £200 per year toward the maintenance fund which covers the costs of maintaining the visitors car park and communal gardens.

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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