






-  Detached Bungalow
-  Two Bedrooms
-  Wheelchair Accessible

-  South Facing Rear Garden
-  Garage & Parking
-  No Chain

**Price: £310,000** Subject to Contract

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







Positioned at the head of a quiet Birkdale cul de sac of only three similar homes, this wheelchair accessible, detached bungalow with south facing rear garden must be viewed to be fully appreciated.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, fitted Kitchen/Dining Room, two Bedrooms and Wet Room.

Outside, the property stands in well presented gardens, the front being lawned with extensive driveway providing off road parking for a number of vehicles, twin gated access down the side of the bungalow to the detached, brick built garage. The rear garden is a particular feature offering a southerly aspect, arranged with shaped, synthetic lawn, paved patio areas, mature borders and raised planters.

Shaftesbury Grove is a turning off Shaftesbury Road, well placed for accessing local shops and amenities on Liverpool Road, with Birkdale Village 1 mile away and Ainsdale Village 2 miles away.





## GROUND FLOOR:

### Hall

**Living Room** - 5.61m x 3.96m (18'5" x 13'0")

**Kitchen-Dining Room** - 5.97m x 3.28m (19'7" x 10'9")

**Bedroom 1** - 3.43m x 3.2m (11'3" x 10'6")

**Bedroom 2** - 3.43m plus door recess x 2.18m (11'3" x 7'2")

**Wet Room** - 2.11m x 1.93m (6'11" x 6'4")

**Outside:** The property stands in well presented gardens, the front being lawned with extensive driveway providing off road parking for a number of vehicles, twin gated access down the side of the bungalow to the detached, brick built garage. The rear garden is a particular feature offering a southerly aspect, arranged with shaped, synthetic lawn, paved patio areas, mature borders and raised planters.

**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.

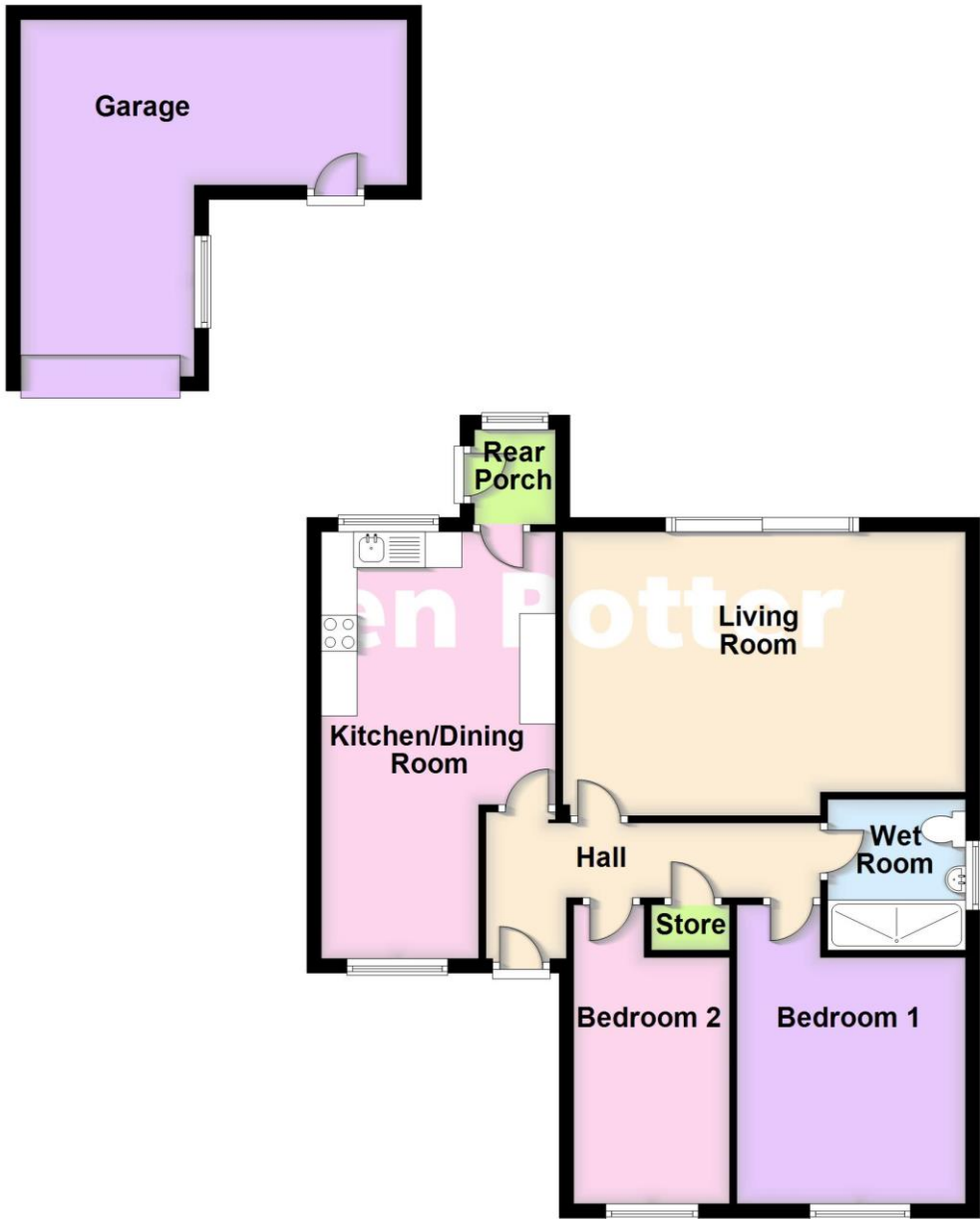
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Ground Floor

Approx. 92.9 sq. metres (999.7 sq. feet)



Total area: approx. 92.9 sq. metres (999.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & 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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