



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Requires General Updating
-  Established Rear Garden
-  No Chain

Price: £285,000 Subject to Contract

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





Located in a highly sought after residential area of Birkdale, well placed for a number of highly regarded local schools, this well planned semi detached family house with good size back garden requires a programme of general updating and is offered for sale with no onward chain.

The property is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, Hall, Front Lounge, Rear Living Room, Kitchen and Utility Room to the ground floor with three Bedrooms and Shower Room to the first floor.

Outside, the property stands in mature gardens to front and rear, the front garden incorporating block paved driveway for off road parking. The rear garden is a good size arranged with paved patio area, extensive shaped lawn with well stocked, established borders.

The property stands on Dunbar Road between Dover Road and Sandon Road with local shops, schools and public transport facilities, including Hillside railway station on the Southport/Liverpool commuter line, readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Lounge - 3.51m x 2.95m plus bay (11'6" x 9'8")

Living Room - 3.61m x 3.56m (11'10" x 11'8")

Kitchen - 3.56m x 2.11m (11'8" x 6'11")

Utility Room - 2.77m x 2.59m (9'1" x 8'6")

First Floor:

Landing

Bedroom 1 - 3.51m x 2.92m plus bay (11'6" x 9'7")

Bedroom 2 - 3.33m x 3.18m (10'11" x 10'5")

Bedroom 3 - 3.12m x 2.26m (10'3" x 7'5")

Shower Room - 2.69m x 1.8m (8'10" x 5'11")

Outside: The property stands in mature gardens to front and rear, the front garden incorporating block paved driveway for off road parking. The rear garden is a good size arranged with paved patio area, extensive shaped lawn with well stocked, established borders.

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

Tenure: Freehold

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

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

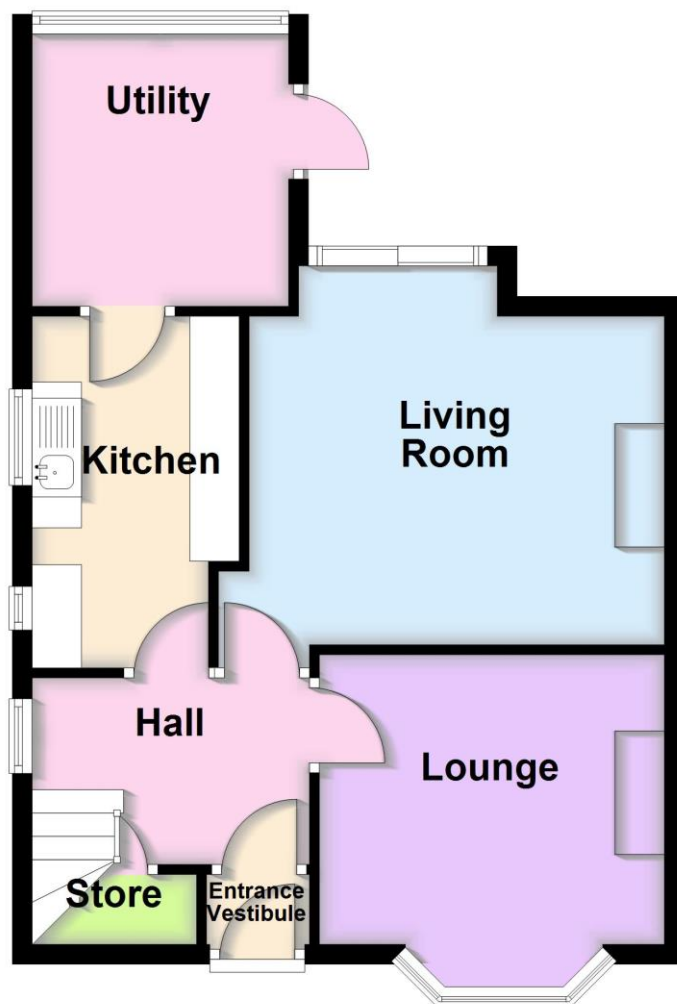
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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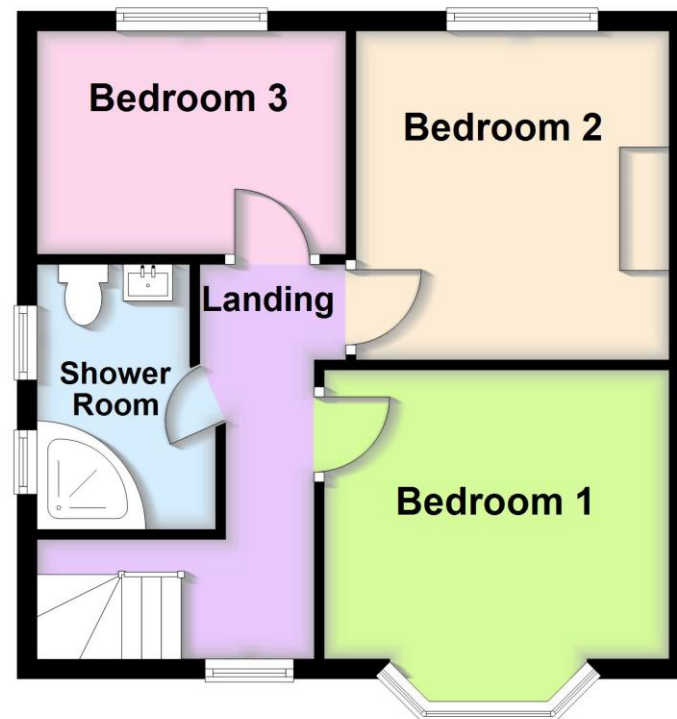
Ground Floor

Approx. 49.5 sq. metres (533.3 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 90.6 sq. metres (975.0 sq. feet)

**AWAITING
EPC**



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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