



-  Semi Detached Family Home
-  Front Doors Together Style
-  Two Double Bedrooms, Study & Loft Room

-  Fitted Kitchen & Utility Room
-  Landscaped Rear Garden
-  Sought After Birkdale Position

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

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







**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this traditional semi-detached house of the "front doors together" style offering well proportioned, excellent family living space planned over three floors.

The well presented accommodation is installed with gas central heating and upvc double glazing briefly comprising Entrance Vestibule, Hall, Front Living Room, Rear Dining Room, Fitted Kitchen, Utility and WC to the ground floor with two double Bedrooms, Study/Nursery and Bathroom to the first floor and a staircase from the landing leading to a useful Loft Room.

Outside, the front is block paved to provide off road parking whilst the rear garden is a particular feature being a good size with sunny aspect, mainly laid to lawn with paved patio areas, established borders, ornamental pond, and garden stores.

Richmond Road is located off Liverpool Road where there are local shops and public transport facilities to the Town Centre. Birkdale Village is readily accessible together with the railway station on the Southport/Liverpool commuter line. There are a number of local primary and secondary schools within the vicinity.





## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 3.71m x 3.4m plus bay (12'2" x 11'2")

**Dining Room** - 3.89m x 2.67m (12'9" x 8'9")

**Kitchen** - 4.27m x 3.05m (14'0" x 10'0")

**Utility Area** - 2.39m x 1.52m (7'10" x 5'0")

**WC** - 2.39m x 0.94m (7'10" x 3'1")

## First Floor:

### Landing

**Bedroom 1** - 4.85m x 3.4m (15'11" x 11'2")

**Bedroom 2** - 3.89m x 3.05m (12'9" x 10'0")

**Study/Nursery** - 2.06m x 1.88m (6'9" x 6'2")

**Bathroom** - 3.05m x 2.29m plus recess (10'0" x 7'6")

**Loft Room** - 4.85m x 2.26m (15'11" x 7'5")

**Outside:** The front is block paved to provide off road parking whilst the rear garden is a particular feature being a good size with sunny aspect, mainly laid to lawn with paved patio areas, established borders, ornamental pond, and garden stores.

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

**Tenure:** Freehold

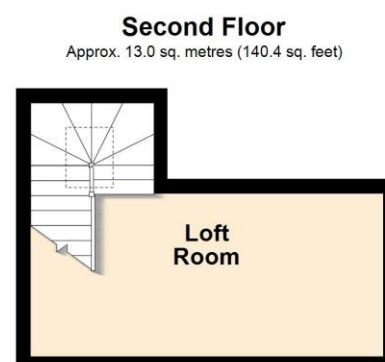
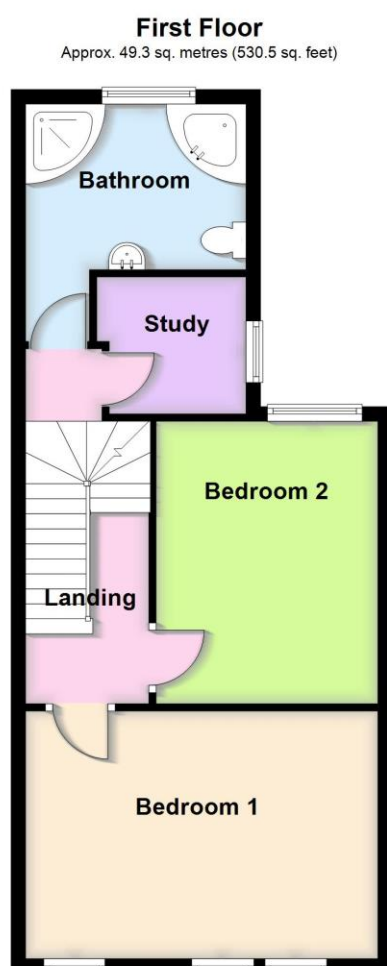
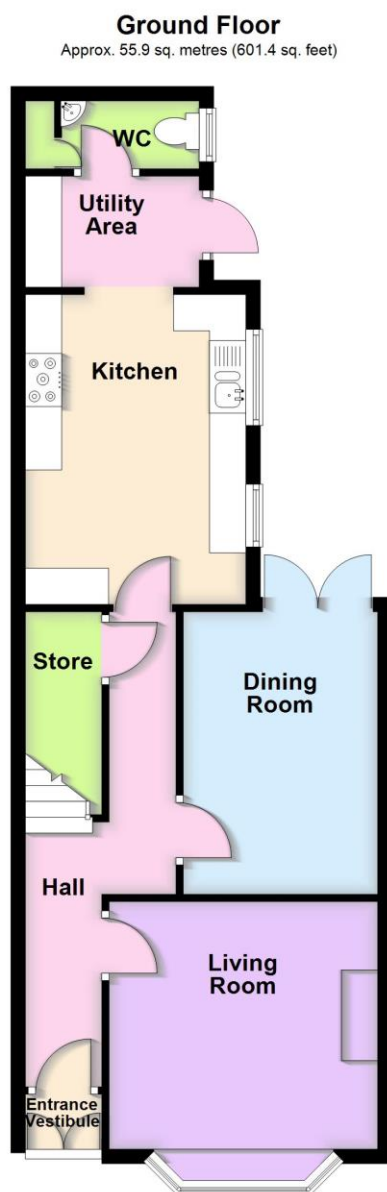
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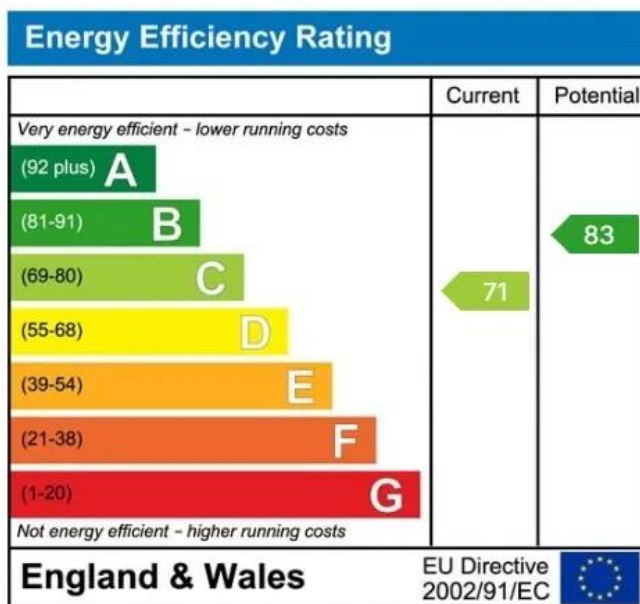
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 118.2 sq. metres (1272.3 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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