





Extended and modernised by the current owners to exacting standards, this beautifully presented, semi detached family home enjoys open views over farmland to the rear and an early inspection is strongly recommended.

Installed with uPVC double glazing and gas central heating, the well proportioned accommodation is arranged over two floors and briefly comprises: Entrance Vestibule, Hall, Cloakroom/WC, Living Room with wood burning stove, Dining Room with bi-folding doors to rear garden and open plan to the fitted Kitchen. To the first floor are three Bedrooms and a modern Shower Room.

Outside, a paved driveway provides off road parking with a shaped lawn and established borders. The rear garden is a particular feature being good size, offering a southerly aspect, arranged with raised timber deck, extensive lawn and detached workshop/studio with conservatory to rear.

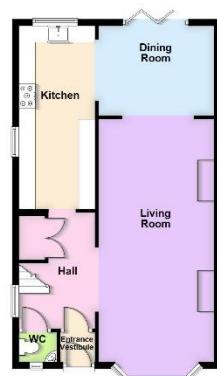
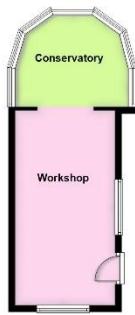
The property stands on Guildford Road, close to the junction with Carr Lane and Heathfield Road, well placed for accessing a number of highly regarded local schools, with shops and amenities available within Hillside, Birkdale and Ainsdale villages.



GUILDFORD ROAD, BIRKDALE, SOUTHPORT PR8 3EA

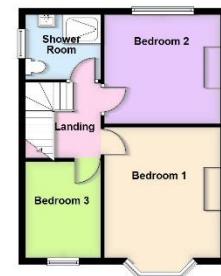
Ground Floor

Approx. 88.5 sq. metres (952.8 sq. feet)

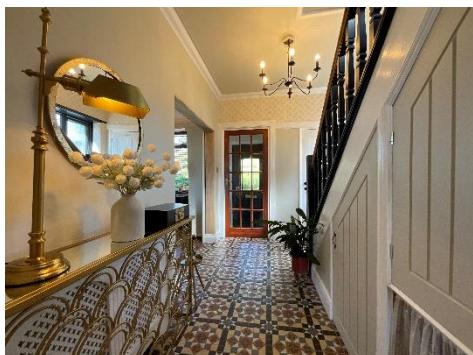


First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 132.9 sq. metres (1431.0 sq. feet)



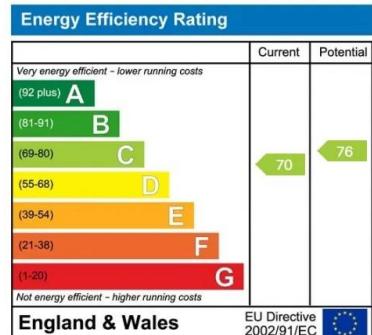
Ground Floor:

Entrance Vestibule

Hall

Cloaks/WC

Living Room - 7.85m into bay x 3.53m (25'9" x 11'7")



Dining Room - 3.53m x 2.74m (11'7" x 9'0")

Kitchen - 5.59m x 2.31m (18'4" x 7'7")

First Floor:

Landing

Bedroom 1 - 4.42m into bay x 3.56m (14'6" x 11'8")

Bedroom 2 - 3.56m x 3.33m (11'8" x 10'11")

Bedroom 3 - 2.95m x 2.31m (9'8" x 7'7")

Shower Room - 2.31m x 1.98m (7'7" x 6'6")

Outside: A paved driveway provides off road parking with a shaped lawn and established borders to the front. The rear garden is a particular feature being good size, offering a southerly aspect, arranged with raised timber deck, extensive lawn and detached workshop/studio with conservatory to rear.

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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