



Heathfield Road,
Birkdale, Southport, PR8 3DY
Price: £220,000 Subject to Contract

An early inspection is highly recommended of this well presented, semi detached house, located in a sought after residential area, well placed for accessing the amenities of Ainsdale village.

The gas centrally heated and double glazed accommodation is offered for sale with no onward chain and briefly comprises: Hallway, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

Outside, there is a paved driveway to the front providing off road parking. The rear garden is a good size with garden stores, paved patio, shaped lawn and established borders.

Heathfield Road forms part of an established residential area conveniently located for access to a number of junior and senior schools, together with the railway stations at Hillside and Ainsdale.

Ground Floor:

Hall

Living Room - 12' 1" overall x 11' 8" (3.68m x 3.56m)

Dining Room - 12' 1" x 11' 2" (3.68m x 3.4m)

Kitchen - 12' 1" x 6' 2" (3.68m x 1.88m)

First Floor:

Landing

Bedroom 1 - 13' 4" overall x 10' 6" (4.06m x 3.2m)

Bedroom 2 - 10' 6" x 10' (3.2m x 3.05m)

Bedroom 3 - 8'7" x 7'7" (2.63m x 2.32m)

Bathroom - 8' 3" x 6' 11" (2.51m x 2.11m)

Outside:

There is a paved driveway to the front providing off road parking. The rear garden is a good size with garden stores, paved patio, shaped lawn and established borders.

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>

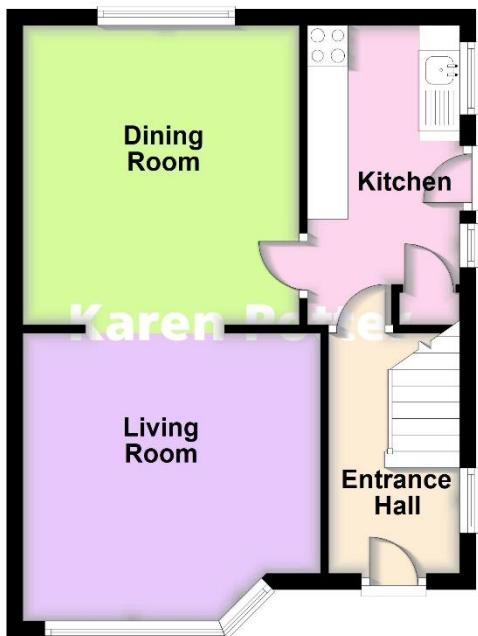
NB:

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



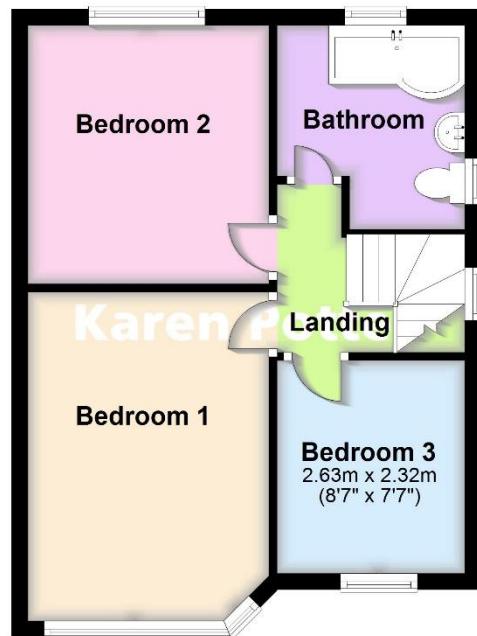
Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 sq. feet)

Energy Efficiency Rating

