

£325,000

Subject to contract



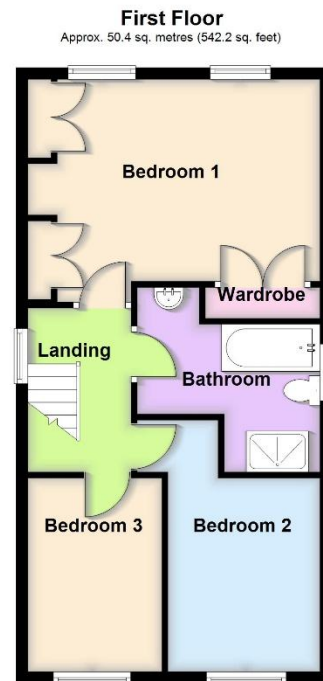


AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well planned three bedroom town house, which is located within a sought after cul de sac development, occupying a particularly convenient location adjacent to Birkdale Village.

Offered for sale with no onward chain, the gas centrally heated and double glazed property offers attractively proportioned accommodation briefly comprising Entrance Hall, WC, Living Room, Dining Room, fitted Kitchen and Conservatory to the ground floor with three Bedrooms and Bathroom to the first.

Outside, there is a driveway to the front leading to an integral garage and the easily managed rear garden is planned with paved patio and well stocked, mature borders. The house forms part of the St Vincent's Way development which is very well placed for accessing the many amenities of Birkdale Village together with the railway station on the Southport/Liverpool commuter line. Southport town centre is also readily accessible.





Total area: approx. 142.5 sq. metres (1534.2 sq. feet)



Ground Floor:

Hall

Cloaks/WC - 1.85m x 0.81m (6'1" x 2'8")

Living Room - 4.98m x 4.06m (16'4" x 13'4")

Conservatory - 6.91m overall x 4.72m overall (22'8" x 15'6")

Dining Room - 2.74m x 2.51m (9'0" x 8'3")

Kitchen - 3.33m x 2.74m (10'11" x 9'0")

First Floor:

Landing

Bedroom 1 - 4.98m x 3.45m plus recess (16'4" x 11'4")

Bedroom 2 - 3.4m x 2.59m (11'2" x 8'6")

Bedroom 3 - 3.3m x 2.29m (10'10" x 7'6")

Bathroom - 2.51m plus recess x 3.12m (8'3" x 10'3")

Outside: There is a driveway to the front leading to an integral garage measuring 5.81m (19'1") x 2.74m (9') whilst the easily managed rear garden is planned with paved patio and well stocked, mature borders.

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

Tenure: Leasehold for a residue term of 999 years from 3rd September 1980 with a ground rent of £25.

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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