

£450,000
Subject to contract



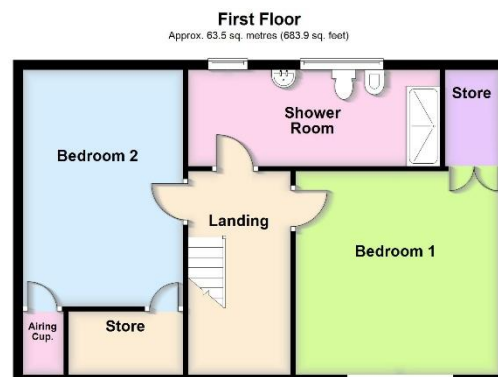
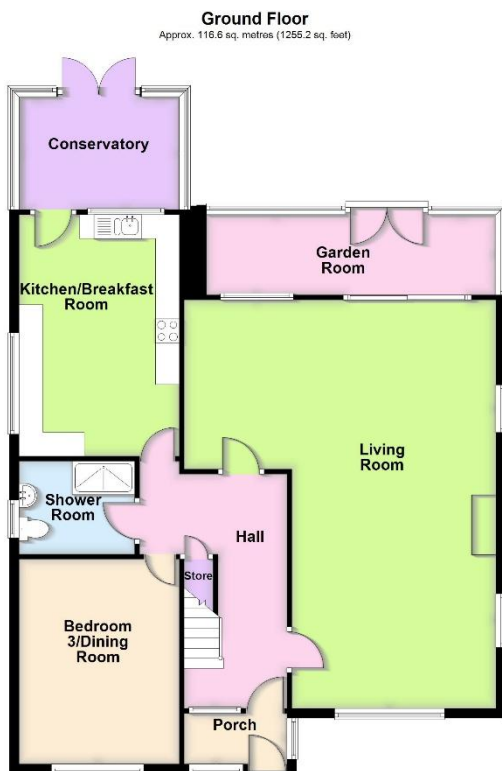


Situated to the shore side of Birkdale, convenient for Birkdale Village, the railway station on the Southport/Liverpool line, Southport Town Centre and the beach, this detached dormer bungalow is offered for sale with no onward chain.

Installed with gas central heating, uPVC double glazing and with the benefit of solar panels, the well planned accommodation briefly comprises: Porch, Hall, Living Room, Garden Room, Kitchen, Conservatory, Bedroom 3/Dining Room and Shower Room to the ground floor, with two further double Bedrooms and a Shower Room to the first floor.

Outside, the front is paved to provide off road parking with gated access down the side to a detached, brick built, double garage. The rear garden is arranged with paved patio, shaped lawn and well stocked, mature borders.





Total area: approx. 180.1 sq. metres (1939.0 sq. feet)



Ground Floor:

Porch

Hall

Living Room - 8.53m overall x 6.53m overall (28'0" x 21'5")

Garden Room - 6.07m x 1.68m (19'11" x 5'6")

Dining Room/Bedroom 3 - 4.29m x 3.35m (14'1" x 11'0")

Kitchen/Breakfast Room - 5.05m x 3.35m (16'7" x 11'0")

Conservatory - 3.35m x 2.36m (11'0" x 7'9")

Shower Room - 2.41m x 1.96m (7'11" x 6'5")

First Floor:

Landing

Bedroom 1 - 4.27m x 4.24m (14'0" x 13'11")

Bedroom 2 - 4.95m x 3.35m (16'3" x 11'0")

Shower Room - 5.28m x 2.01m (17'4" x 6'7")

Outside:

The front is paved to provide off road parking with gated access down the side to a detached, brick built, double garage. The rear garden is arranged with paved patio, shaped lawn and well stocked, mature borders.

Note: The solar panels were purchased by the vendor and installed in 2004.

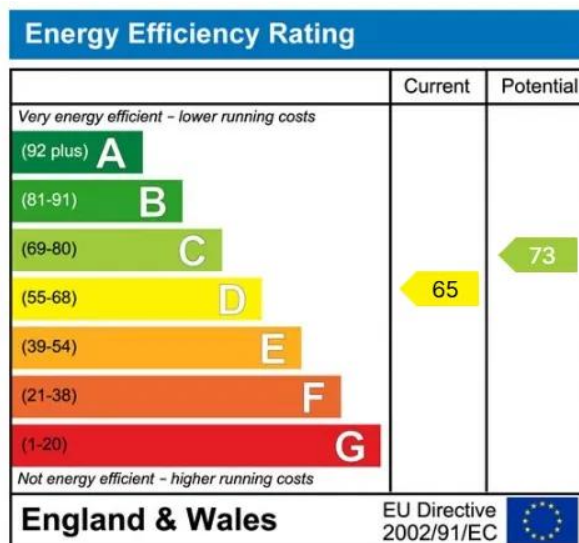
Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (G)

Tenure: Leasehold for the residue of a term of 999 years from 1st March 1866 subject to an annual ground rent of £2.60.

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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