

£650,000

Subject to contract





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well proportioned, detached family house which occupies a prime residential location within a much sought after residential area to the shore side of Birkdale.

Offered for sale with no onward chain, the gas centrally heated and partly double glazed accommodation would benefit from a programme of general updating and briefly comprises: Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Garden Room, Dining Room, Kitchen and Utility Room to the ground floor with four double Bedrooms and Bathroom to the first floor.

Outside, the property stands in mature, lawned gardens to front and rear, the front accessed via wrought iron twin gates with paved driveway leading to a double garage.

Granville Road is conveniently situated for the nearby facilities of Birkdale Village, which include a range of shops and the railway station on the Southport to Liverpool commuter line, the beach and has Southport town centre also readily accessible.





Total area: approx. 241.7 sq. metres (2601.2 sq. feet)



Ground Floor:

Entrance Vestibule

Hall

Cloaks Cupboard

Living Room - 9.53m x 3.96m (31'3" plus bay x 13'0" plus recess)

Garden Room - 4.27m x 2.24m (14'0" x 7'4")

Dining Room - 5.44m x 3.68m (17'10" x 12'1" max)

Kitchen/Breakfast Room - 4.27m x 3.48m (14'0" x 11'5")

Utility Room - 2.31m x 1.52m (7'7" x 5'0")

Store

WC - 1.93m x 1.83m (6'4" x 6'0")

Double Garage - 5.33m x 4.85m (17'6" x 15'11")

First Floor:

Landing

Bedroom 1 - 6.38m x 3.4m (20'11" x 11'2" max)

Bedroom 2 - 4.27m x 3.66m (14'0" x 12'0")

Bedroom 3 - 4.27m x 3.53m (14'0" x 11'7")

Bedroom 4 - 3.94m x 3.2m (12'11" x 10'6")

Bathroom - 3.73m x 2.51m (12'3" x 8'3")

Airing Cupboard

Eaves

Outside:

The property stands in mature, lawned gardens to front and rear, the front accessed via wrought iron twin gates with paved driveway leading to a double garage.

Council Tax:

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

Tenure:

Leasehold- lease expiry 1/7/2919 (893 years), Ground rent £20 per annum

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>

Council Tax: Enquiries of the local authority website indicates the tax band as "C".

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

