



## **Shaftesbury Road, Birkdale, Southport PR8 4PS**

A rare opportunity to purchase an outstanding semi-detached house which has been extensively improved and modernised to the current owner's exacting standards. The property is being offered for sale with the benefit of no onwards chain and, subject to the conveyancing process, ready for immediate occupation.

The full extent of the program of works recently carried out to this property can only be appreciated fully upon an early inspection. Briefly, these include replastering throughout; rewiring with chrome fittings; replumbing; new boiler and central heating system; media wall installed in the living room; renewed wood work and doors; redecorated throughout; new stairway and feature banister; new double glazed windows and doors; new internal doors and front door; new insulated roof; new flat roof; new fitted kitchen and appliances (oven, microwave, hob, dishwasher, fridge/freezer); new fully tiled bathroom with bath and rain shower; new gutters, soffits, downpipes and rendering. The beautifully presented accommodation briefly comprises Enclosed Vestibule, Front Living Room, open plan Dining Kitchen and Bathroom to the ground floor with three Bedrooms to the first.

The front garden has been newly gravelled providing ample parking space and incorporating a new paved pathway to the front door, the enclosed rear garden is planned with lawn, borders and Summerhouse.



**Price: £290,000 Subject to Contract**

## Ground Floor:

### Entrance Vestibule

**Front Living Room** - 3.73m x 4.04m (12'3" x 13'3") plus recesses either side of chimney breast and including window recess to the front.

**Open Plan Kitchen & Dining Room** plus recess and reducing to 8'6".

**Bathroom** - 3.2m x 1.88m (10'6" x 6'2")

## First Floor:

### Landing

**Front Bedroom 1** - 3.71m x 2.29m (12'2" x 7'6") plus door recess.

**Rear Bedroom 2** - 2.95m x 2.51m (9'8" x 8'3")

**Front Bedroom 3** - 2.72m x 2.18m (8'11" x 7'2")

## Outside:

The property stands in garden areas to the front and rear of the property, the front incorporating a large gravelled area providing ample off-road parking and a paved pathway leading to the front door. The rear garden is enclosed with lawn area to the front and side, borders and timber Summer House with store, the Summer House is installed with electric light and power and offers the excellent potential as a Hobbies Room or Home Office.

## Tenure:

Freehold

## Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

## 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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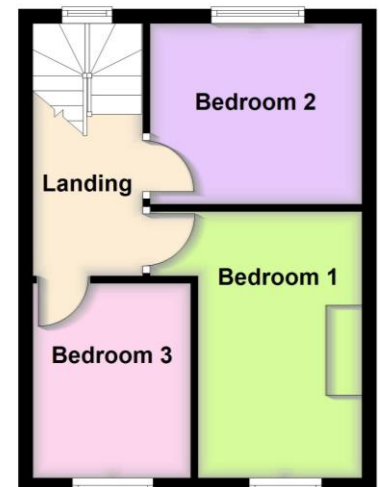
## Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



## First Floor

Approx. 28.9 sq. metres (311.4 sq. feet)



**AWAITING EPC**

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.