







-  Semi-Detached House
-  Four Bedrooms
-  Two Reception Rooms

-  Two Shower Rooms
-  Birkdale Position
-  Inspection Recommended

Price: £259,950

Subject To Contract





An early inspection is recommended of this well proportioned, four bedroom semi detached house of the 'front doors together' style, occupying a sought after Birkdale position, well placed for a number of highly regarded local schools.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living-Dining Room, Lounge, fitted Kitchen and Shower Room to the ground floor with four Bedrooms and Shower Room to the first floor.

Outside, the property stands in lawned gardens, the front providing off road parking, the rear being private with a sunny aspect.

The property is positioned on Liverpool Road between the junctions of Farnborough Road and Halsall Road with a number of local shops and amenities readily available.



Ground Floor:

Entrance Vestibule

Hall

Living-Dining Room - 8.38m into bay x 3.96m overall (27'6" x 13'0")

Lounge - 3.43m x 3.3m (11'3" x 10'10")

Kitchen - 4.09m x 3.3m (13'5" x 10'10")

Shower Room - 3.3m x 0.86m (10'10" x 2'10")

First Floor:

Landing

Bedroom 1 - 5.28m x 4.39m into bay (17'4" x 14'5")

Bedroom 2 - 3.78m x 3.56m (12'5" x 11'8")

Bedroom 3 - 3.3m x 2.64m (10'10" x 8'8")

Bedroom 4 - 2.9m x 2.36m (9'6" x 7'9")

Shower Room - 2.62m x 1.98m (8'7" x 6'6")

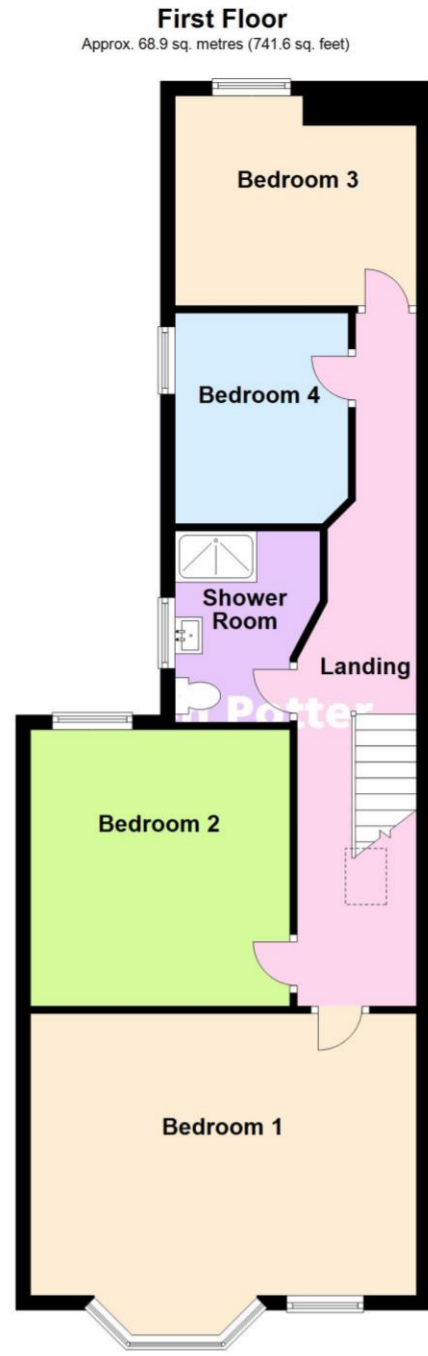
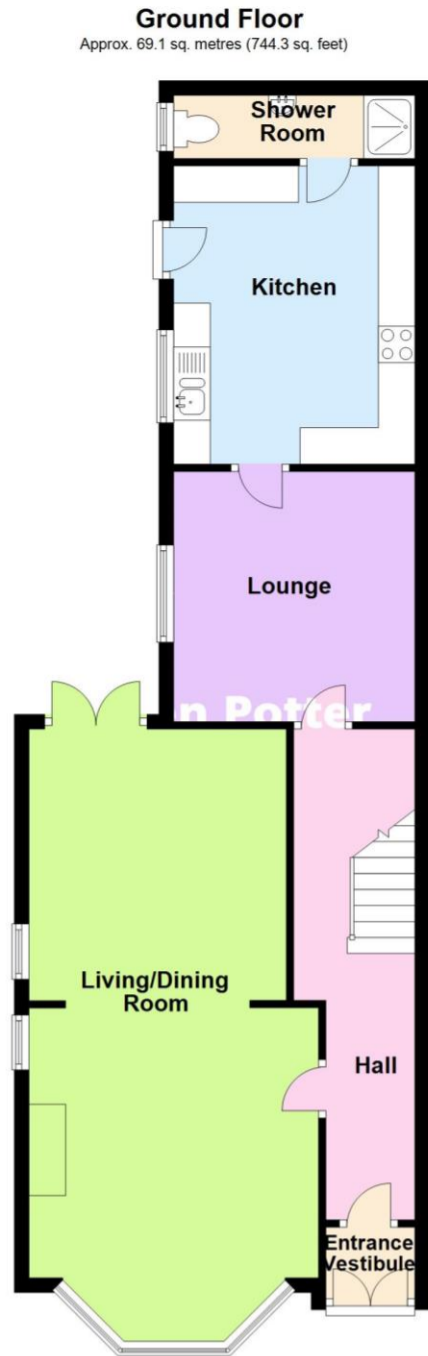
Outside: The property stands in lawned gardens, the front providing off road parking, the rear being private with a sunny aspect.

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

Tenure: The vendor has provided the Register of Title showing the property to be Freehold

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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Total area: approx. 138.0 sq. metres (1485.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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