



-  Semi Detached House
-  Three Bedrooms
-  Three Reception Rooms

-  Good Size Rear Garden
-  No Chain
-  Inspection Recommended

Price: £210,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Occupying a sought after location, well placed for accessing Birkdale Village and Southport town centre, this well planned, three bedroom, semi detached house is offered for sale with no onward chain and an early inspection is recommended.

Installed with upvc double glazing and gas central heating, the well presented accommodation is arranged over two floors and briefly comprises: Hall, Living Room, Dining Room, Breakfast Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first floor.

Outside, the house stands in established gardens to front and rear, the front incorporating off road parking, the rear being a good size with patio area leading to shaped lawn with mature borders.

Talbot Street is a continuation of Hollybrook Road which is located off Aughton Road. The many amenities of both Birkdale Village and the town centre are readily accessible.



Ground Floor:

Living Room - 4.34m into bay x 4.09m (14'3" x 13'5")

Dining Room - 4.6m into bay x 2.92m (15'1" x 9'7")

Breakfast Area - 3.66m x 2.67m (12'0" x 8'9")

Kitchen - 2.67m x 2.39m (8'9" x 7'10")

First Floor:

Landing

Bedroom 1 - 4.09m x 3.68m (13'5" x 12'1")

Bedroom 2 - 3.56m x 2.67m (11'8" x 8'9")

Bedroom 3 - 3.86m x 2.18m (12'8" x 7'2")

Bathroom - 2.49m x 1.8m (8'2" x 5'11")

Outside: The house stands in established gardens to front and rear, the front incorporating off road parking, the rear being a good size with patio area leading to shaped lawn with mature borders.

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

Tenure: The UK Government land and property information website shows the tenure to be Freehold.

Mobile Phone Signal: Check signal strengths here: <https://www.signalchecker.co.uk/>

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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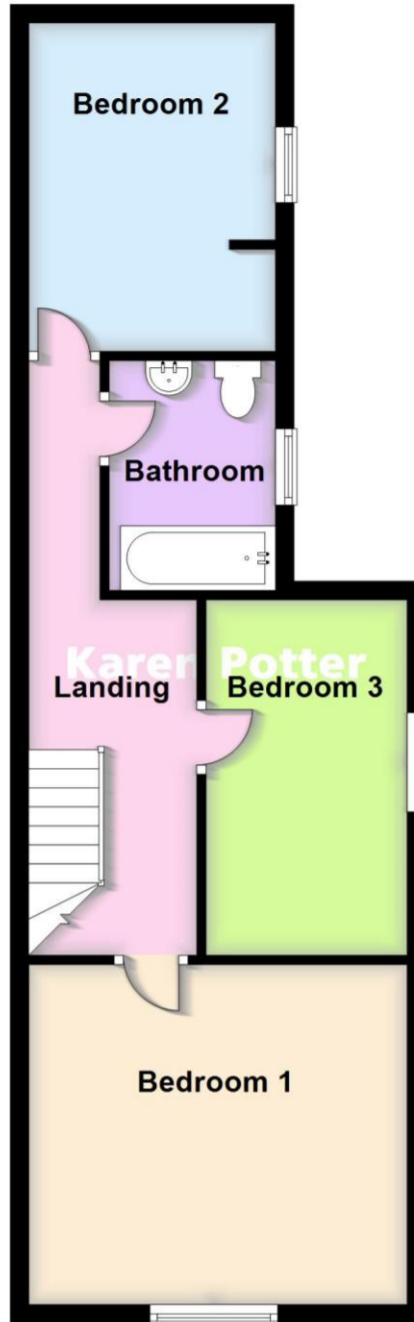
Ground Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



Total area: approx. 97.3 sq. metres (1047.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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