

KAREN PARKS
SALES & LETTINGS



44 Birch Street, Southport, PR8 5ET
Offers Over £115,000

ARE YOU A LANDLORD/INVESTOR LOOKING FOR YOUR NEXT PROPERTY? ATTENTION ALL CASH BUYERS - Karen Parks Sales and Lettings are pleased to bring to market this two bedroom mid-terrace property. The house is currently tenanted and therefore would be perfect for a landlord looking to add to their portfolio. The property briefly comprises of: to the ground floor- porch, lounge, kitchen-diner and bathroom. To the first floor are two double bedrooms. There is a driveway to the front of the house and extensive gardens to the rear. It is situated within close proximity of Birkdale village with all it's amenities such as shops, restaurants and bars. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Porch

Porch leading into lounge.

Lounge 13'1" x 13'1" (4.01 x 4.0)

The lounge has a window looking out to the front of the property, a radiator and fireplace.

Kitchen-Diner 13'1" x 10'10" (4.0 x 3.32)

Bathroom 8'8" x 5'6" (2.65 x 1.69)

The bathroom comprises of a bath with overhead shower, hand wash basin, WC and double glazed window.

First Floor

Bedroom 1 13'1" x 13'1" (4.0 x 4.0)

This bedroom has two double glazed windows and a radiator.

Bedroom 2 13'2" x 7'11" (4.02 x 2.43)

This bedroom has a double glazed window looking out over the garden, one radiator and a storage cupboard.

Outside

Front Garden

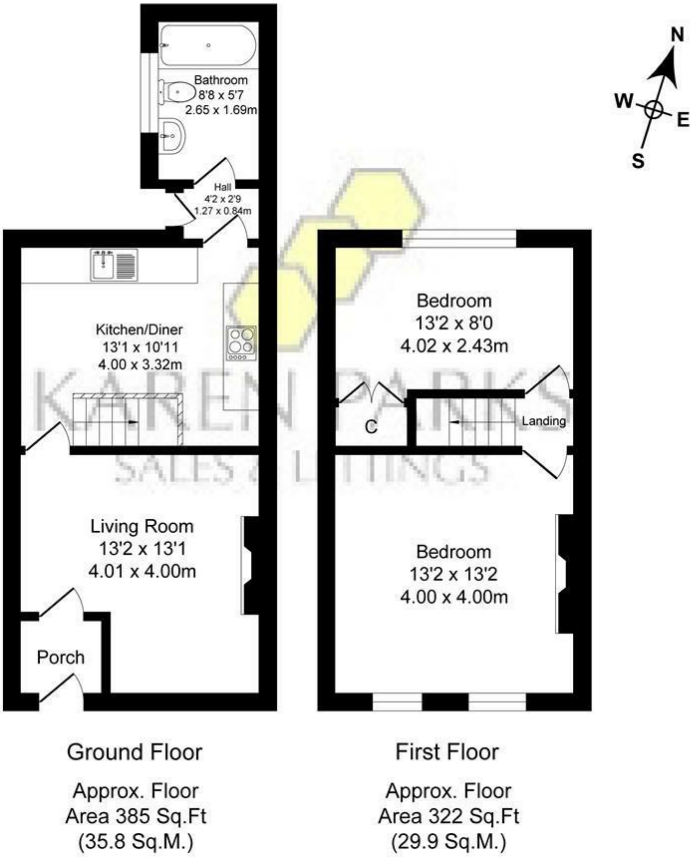
Rear Garden

Important Information

Floor Plan

Birch Street, Southport,
Total Approx. Floor Area 708 Sq.ft. (65.8 Sq.M.)

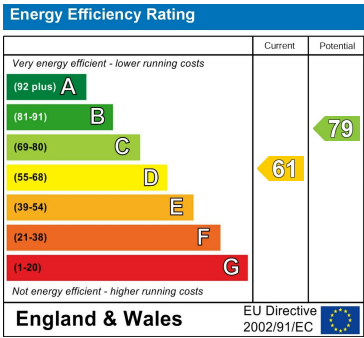
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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