

Guildford Road, Birkdale, PR8

3 1 2

£240,000

- NO ONWARD CHAIN
- Semi-Detached Family Property
- Excellent Potential for Improvement
- Extended Kitchen & Living Room
- Large Plot & Gardens
- Detached Brick Garage
- Freehold
- EPC rating C

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Situated in a popular and highly sought-after location of Birkdale, Southport. This spacious three-bedroom semi-detached property offers an exciting opportunity for buyers looking for a home with excellent potential to modernise and create something truly special.

The property has been extended to the rear, providing substantially more living accommodation than the traditional footprint might suggest. The ground floor currently offers two reception rooms, together with a generously proportioned kitchen and extended living space.





One of the property's most exciting features is the potential to reconfigure the existing layout. The wall between the kitchen and adjoining living area could potentially be removed, (subject to the necessary structural considerations and permissions), creating a large and impressive kitchen/diner and family entertaining space.

Upstairs, there are three bedrooms, providing well-proportioned accommodation for a family, couple or those requiring additional bedrooms for guests or home working. The bedrooms are serviced by a family bathroom and separate WC.

The property does require modernisation, but this is reflected in the opportunity it presents. There is scope to completely transform the interiors, introduce a contemporary style and potentially add significant value through thoughtful improvement.

Outside, the property benefits from a generous rear garden, with a combination of lawned areas, established planting and paved sections. There is also a large brick-built garage, providing valuable storage, workshop or parking potential along with further scope for improvement. To the front is gated driveway parking and established hedging adding a naturally private feel.

In Brief, the combination of location, layout, large gardens and substantial garage this an appealing project for someone looking to put their own stamp on a property in a sought-after location.

Disclaimers

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.


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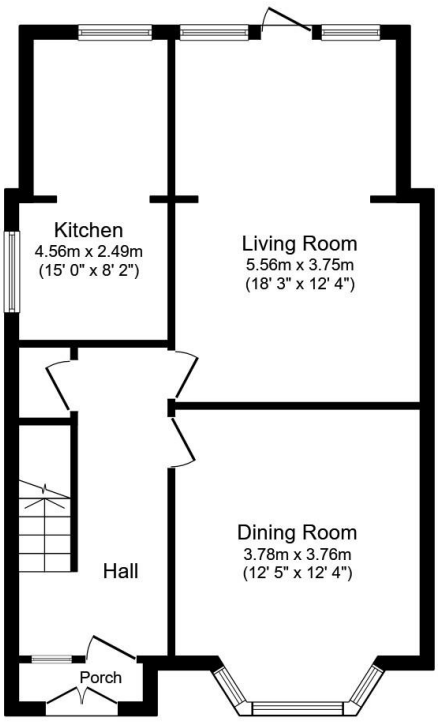

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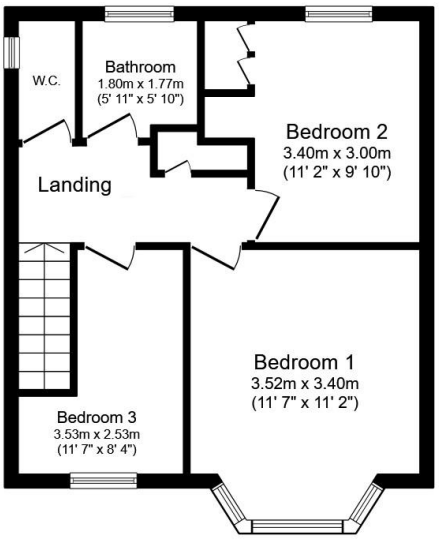




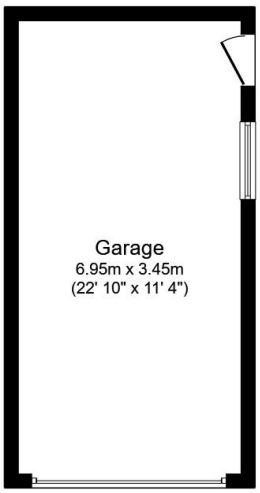




Ground Floor



First Floor

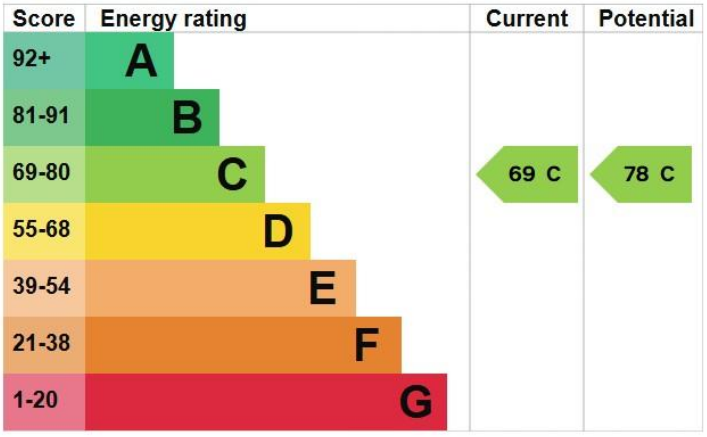


Garage

Total floor area: 127.1 sq.m. (1,368 sq.ft.)

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