



## Warwick Street, Birkdale, Southport, PR8 5ES

- |   |  |
|---|--|
|  <b>Terraced House</b>        |  <b>No Chain</b>                    |
|  <b>Two Bedrooms</b>          |  <b>Ideal First Time Buyer Home</b> |
|  <b>Sought After Location</b> |  <b>Recently Redecorated</b>        |

Offered for sale with no onward chain, this two bedroom mid terraced house, located in a sought after residential area of Southport must be viewed to be fully appreciated.

Recently redecorated and recarpeted, the gas centrally heated and double glazed accommodation is arranged over two floors and briefly comprises: Living Room, modern fitted Kitchen and Bathroom to the ground floor with two double Bedrooms to the first floor. Outside, there are gardens to the front and rear.

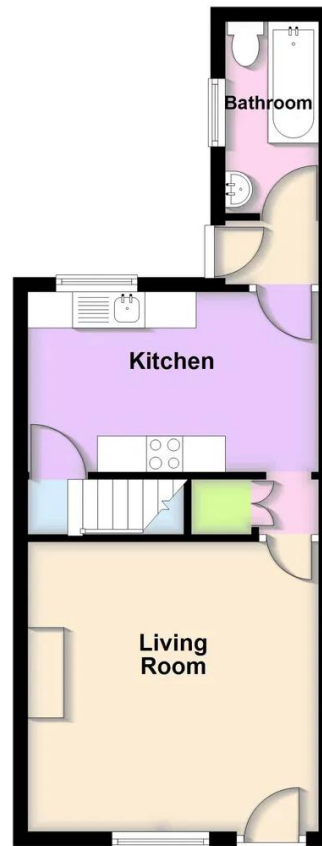
The property is on Warwick Street between Cemetery Road and Birch Street with the amenities of Birkdale village and Southport town centre, only a short drive away.

**Price: £155,000 Subject to Contract**

Viewing: Strictly with the Agents (01704) 500 008

### Ground Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



### Ground Floor:

**Living Room** - 4.01m x 4.01m (13'2" x 13'2")

**Kitchen** - 4.01m x 2.49m (13'2" x 8'2")

**Bathroom** - 2.64m x 1.3m (8'8" x 4'3")

### First Floor:

### Landing

**Bedroom 1** - 4.01m x 4.01m (13'2" x 13'2")

**Bedroom 2** - 4.01m x 2.49m (13'2" x 8'2" plus recess)

### Outside:

There are gardens to the front and rear.

### Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (A)

### Tenure:

Freehold

### Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

### Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

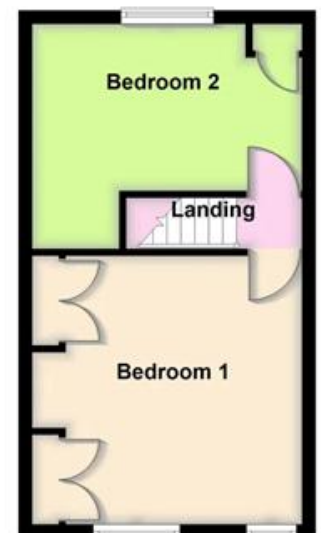
### NB:

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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### First Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	