



House - Semi-Detached (EPC Rating:)

GOLF AT 44 WESTBOURNE ROAD, BIRKDALE, MERSEYSIDE, PR8 2JB

Per Week

£13,500

FEATURES

- Less than 1 mile from Royal Birkdale Golf Club
- Beautifully presented 4 bedrooms & 2 bathrooms
- Multiple reception rooms and generous bedrooms
- Stylish kitchen/dining area with direct garden access



 **anthony james**
estate agents

4 Bedroom House - Semi-Detached located in Birkdale

GOLF | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS



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Council Tax Band



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

