



Eastbourne Road, Birkdale, Southport PR8 4DU

Offered for sale with no onward chain, this bay fronted semi detached house of the 'front doors together' style is located in a sought after residential area of Birkdale and an early inspection is recommended.

The gas centrally heated and double glazed accommodation is arranged over two floors, would benefit from some general updating and briefly comprises: Hall, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first floor.

Outside, there is off road parking to the front, whilst the rear garden has patio and shaped lawn.

There are local shops and public transport facilities adjacent to the property and the many amenities of Birkdale Village are readily accessible, including the railway station on the Southport/Liverpool commuter line. A number of highly regarded schools are also within the vicinity.



Price: £148,000 Subject to Contract

Ground Floor:

Hall

Living Room - 4.27m x 4.09m (14'0" into bay x 13'5")

Store

Dining Room - 4.52m x 3.58m (14'10" max x 11'9")

Kitchen - 6.68m x 2.26m (21'11" x 7'5" max)

First Floor:

Landing

Bedroom 1 - 5.13m x 3.45m (16'10" x 11'4")

Bedroom 2 - 3.05m x 2.51m (10'0" x 8'3")

Bedroom 3 - 2.82m x 2.51m (9'3" x 8'3")

Bathroom - 2.13m x 1.91m (7'0" max x 6'3" max)

Outside:

There is off road parking to the front, whilst the rear garden has patio and shaped lawn.

Council Tax:

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

Tenure:

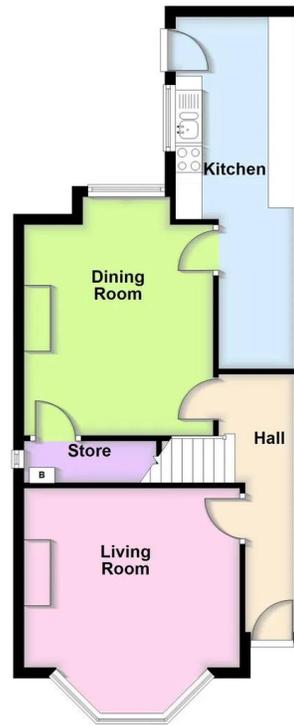
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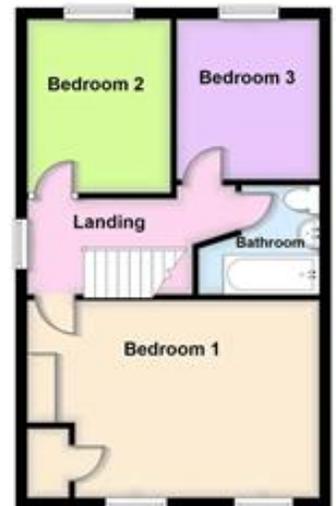
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Ground Floor
Approx. 52.6 sq. metres (566.6 sq. feet)



First Floor
Approx. 43.0 sq. metres (462.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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