



Shaws Road, Birkdale, Southport PR8 4LP

Offered for sale with no onward chain, this two bedroom, cottage style, semi detached house occupies a generous plot in a sought after residential area of Birkdale.

Installed with gas central heating, the well planned accommodation would benefit from a programme of modernisation and briefly comprises: Entrance Vestibule, Hall, through Living Room, Kitchen, Conservatory and Shower Room to the ground floor. There are two double Bedrooms to the first floor.

Outside, a paved driveway provides off road parking to the front, whilst the south facing rear garden is a particular feature, being a good size, arranged with extensive lawn and well stocked mature borders.

Shaws Road is located off Liverpool Road where there are local shops and public transport facilities to Birkdale village and Southport Town Centre.



Price: £145,000 Subject to Contract

Ground Floor:

Entrance Vestibule

Hall

Living Room - 5.82m x 3.45m (19'1" x 11'4")

Kitchen - 3.66m x 3.58m (12'0" x 11'9")

Conservatory - 4.6m x 3.05m (15'1"max x 10'0"max)

Shower Room - 2.72m x 1.78m (8'11" x 5'10")

First Floor:

Landing

Bedroom 1 - 5.82m x 3.48m (19'1" x 11'5")

Bedroom 2 - 4.75m x 2.77m (15'7" into wardrobes x 9'1")

Outside:

Council Tax:

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

Tenure:

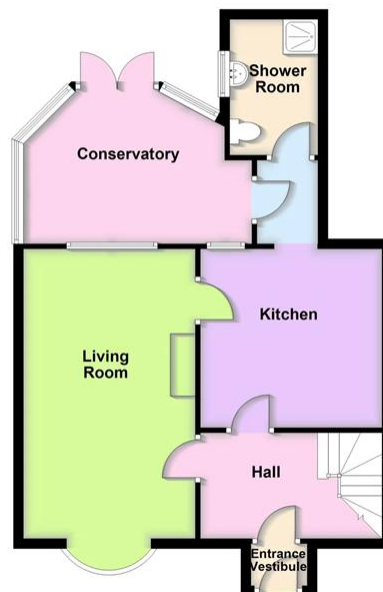
Leasehold for a residue term of a term of 999 years from 29th September 1952 with a ground rent of £2.10

NB:

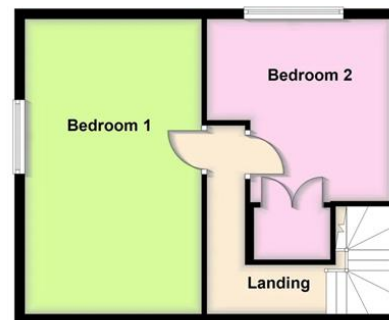
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor
Approx. 63.4 sq. metres (682.5 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.9 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.