



**43 Longford Road
Birkdale, PR8 4JS £270,000
'Subject to Contract'**

This beautifully presented doors-together semi-detached family home is perfectly positioned near sought-after Primary & Secondary Schools, as well as the amenities of Hillside & Birkdale Village. An entrance porch welcomes you into a spacious entrance hall. The front lounge features a charming log-burning stove. To the side, a utility room adds convenience. At the rear, the property boasts a modern breakfast kitchen, opening through double French doors into an enclosed rear garden. Upstairs, there are three bedrooms and a family bathroom. Off-road parking is available at the front, while the rear garden offers lawn, play area, seating area, and a versatile garage/workshop. This space offers potential for a home office, studio, or gym, perfect for anyone working from home.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Porch

Upvc double-glazed outer door and window with glazed inner door leading to...

Entrance Hall

Stairs to first floor with handrail, spindles, and newel post, storage/shelving recess to under stairs. Door leads to...

Lounge - 4.11m x 3.33m (13'6" into bay x 10'11")

Upvc double-glazed bay window to front of property, wood-burning stove inset to chimney breast over slate hearth with exposed mantelpiece, picture rail, and coving.

Utility Room - 2.72m x 2.39m (8'11" x 7'10")

Opaque Upvc double-glazed door and window leads to side of property. Wall-mounted 'Vaillant' combination-style central heating boiler system. White gloss base units, working surfaces with single bowl and mixer tap. Plumbing available for washing machine and space for free-standing fridge/freezer.

Dining Kitchen - 4.27m x 4.47m (14'0" x 14'8")

Upvc double-glazed double doors open via bay to garden at the rear. Kitchen arranged in a modern style with grey gloss base units including cupboards and drawers, wall cupboards, and working surfaces with inset single bowl sink unit, rinsing tap, and drainer. Appliances include twin electric ovens, four-ring ceramic hob, glazed splashback, and funnel-style extractor hood above. Upvc double-glazed side windows, recessed spotlighting, and further recessed spotlighting to kickboard. There's also integral fridge, freezer, and dishwasher.

First Floor Landing

Loft access and useful built-in linen cupboard.

Bedroom 1 - 4.14m x 4.6m (13'7" from rear of wardrobes into bay x 15'1")

Upvc double-glazed square bay window to front of property and further single Upvc double-glazed window. Fitted wardrobes to one wall, window seat to bay, and picture rail.

Bedroom 2 - 3.51m x 2.82m (11'6" x 9'3")

Upvc double-glazed window overlooks gardens to the rear.

Bedroom 3 - 2.72m x 2.41m (8'11" x 7'11")

Upvc double-glazed window.

Bathroom/WC - 2.16m x 1.63m (7'1" x 5'4")

Opaque Upvc double-glazed window, three-piece white suite comprising of low-level WC, pedestal wash hand basin with mixer tap, and panel bath with glazed shower screen, mixer tap, plumbed-in overhead rainfall-style shower, and handheld shower attachment. Part wall tiling, ladder-style chrome heated towel rail.

Outside

Flagged driveway access to front provides off-road parking for numerous vehicles, with shared side access continuing via secure gate to rear garden. The rear of the property is not directly overlooked, with paved patio and lawn, loose-bark children's play area, and access to garage/workshop via up-and-over door, with electric light and power supply. Potential to convert into useful home office or gym with a variety of potential uses, subject to the formal consents being obtained.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

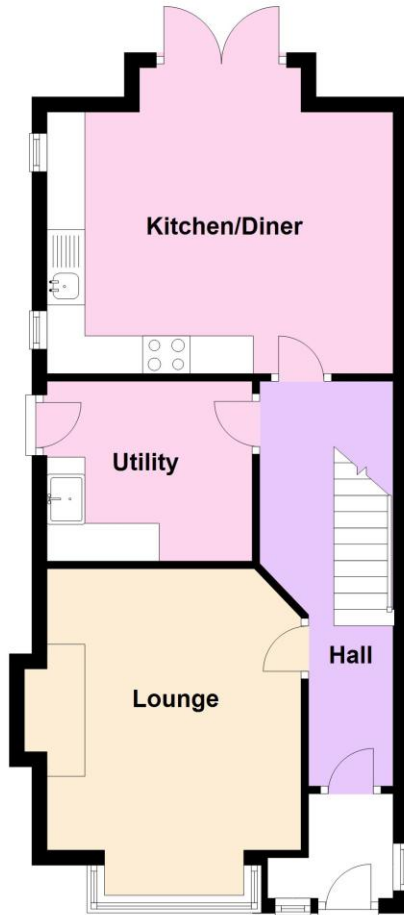
Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



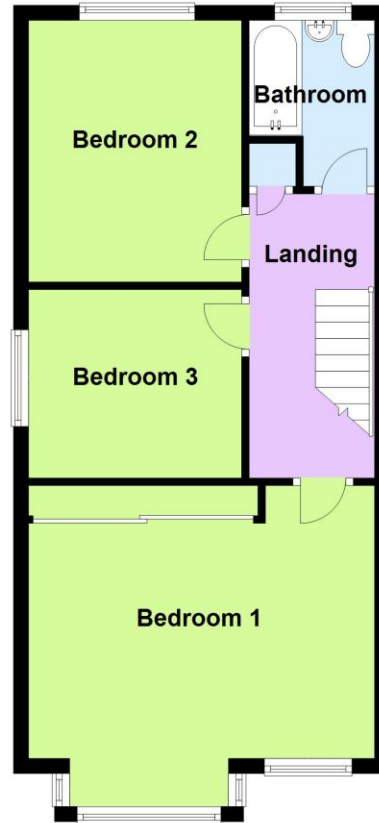
Ground Floor

Approx. 47.8 sq. metres (514.2 sq. feet)



First Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 93.9 sq. metres (1011.1 sq. feet)

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



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.