

A photograph of a garden with a red patio umbrella, wicker chairs, and a dense hedge. The garden is lush with green plants and flowers. A red patio umbrella is open on the right side. Two wicker chairs with green cushions are in the foreground. A small black table is between the chairs. A dense hedge runs along the back of the garden. A brick house is visible in the background. The sky is blue with some clouds.

Wainwright
&
Edwards

FOR SALE
01772 814863

£335,000

5 Kerton Row, Birkdale, Southport, PR8 2HD

3  1  1  c 

PROPERTY SUMMARY

An excellent opportunity to acquire a very much improved and well presented mews property in sought after residential location convenient for Birkdale village, Birkdale beach, Lord Street and rail links to Liverpool. The spacious and versatile accommodation spread over three floors comprises reception hall, wc, garden room with doors leading to mature and well stocked rear garden, utility room and integral garage. To the first floor there is a large lounge enjoying a southerly aspect open plan to a beautifully presented and recently fitted dining kitchen with walk in pantry. The second floor comprises three good size bedrooms and well presented modern bathroom. the property benefits from gas central heating, double glazing, off street parking and private rear garden with sunny aspect. Viewing advised.





LOCAL AUTHORITY

Sefton

TENURE

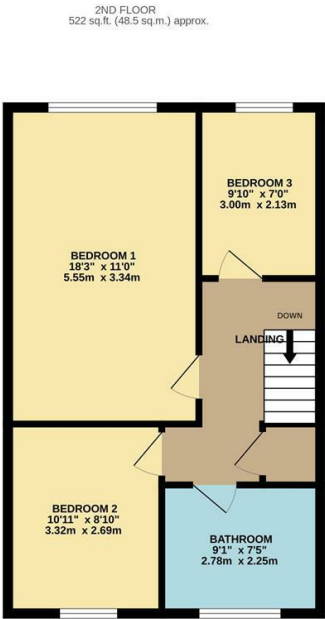
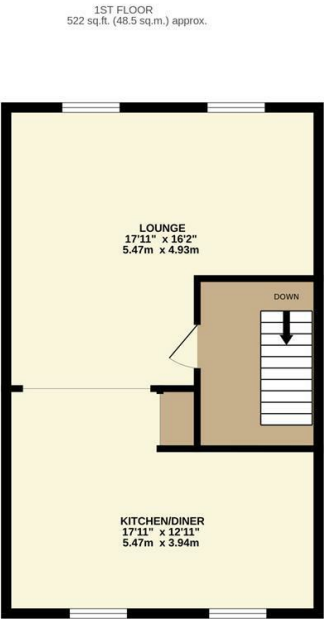
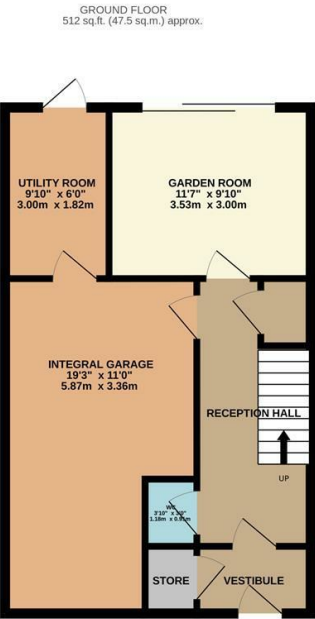
Freehold

COUNCIL TAX BAND

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



THREE BEDROOM MEWS HOUSE

TOTAL FLOOR AREA : 1556 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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