



**5 Woodstock Drive
Birkdale, PR8 3DG £280,000
'Subject to Contract'**

Nestled at the head of a sought-after cul-de-sac in Birkdale, this rare-to-market three-bedroom semi-detached home offers exceptional space and convenience. Within close proximity, you'll find local amenities, bus routes, train links to Liverpool Central and renowned championship golf courses. The property is ideally situated for a number of well-regarded local schools, making it particularly attractive to families. Within easy walking distance are Farnborough Road Infant School and Farnborough Road Junior School, both popular local choices. Other nearby primary options include Birkdale Primary School and Ainsdale St John's Church of England Primary School. For secondary education, the area is served by Birkdale High School, Greenbank High School, and Christ the King Catholic High School and Sixth Form Centre, all within convenient reach. Sixth form provision is available at King George V Sixth Form College. (all with excellent Ofsted reports). Commuters will appreciate easy access to the A565. Larger than average, the home features a welcoming entrance hall with WC, two reception rooms (with an extended rear), and a bright breakfast kitchen overlooking mature, enclosed gardens. Upstairs, three generous double bedrooms accompany a four-piece shower bathroom. The property boasts established gardens, a substantial plot with potential for extension to the gable end (subject to the usual consents), and a detached garage accessed via a private driveway, offering further off-road parking. A true Birkdale gem with No Chain Delay.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Tiled flooring, glazed outer and inner doors leading to...

Entrance Hall

uPVC double glazed window, turned staircase leads to 1st floor with handrail, spindles and newel post. Door leads to WC, Dado rail.

WC - 1.14m x 0.79m (3'9" x 2'7" including areas of reduced head height)

Opaque uPVC double glazed window, low-level WC, part wall tiling incorporating wash hand basin with mixer tap, separate cupboard via entrance hall to under stairs.

Dining Room - 4.67m x 3.3m (15'4" into bay x 10'10" into recess)

uPVC double glazed bay window to front of property, recessed to chimney breast.

Rear Lounge - 7.42m x 3.3m (24'4" overall measurements x 10'10" reducing to 10'5")

Double glazed sliding patio doors lead to rear garden. Coal affect gas fire with living flame, marble interior half and wooden fire surround.

Breakfast Kitchen - 5.23m x 2.34m (17'2" x 7'8" overall measurements)

uPVC double glaze window overlooks rear garden, uPVC double glazed door and separate side window leads to outside. Breakfast area open plan to kitchen incorporating a built-in range of base units with cupboards and drawers, wall cupboards including under unit strip lighting and one cupboard concealing Worcester combination style central heated boiler system. Working surfaces with 1 1/2 bowl sink unit, mixer tap and drainer. Appliances include gas oven and grill, flooring gas hob and space is available for freestanding fridge freezer. Plumbing is available for washing machine and further space for tumble dryer. Partial wall tiling, tile effect vinyl covered flooring.

Landing

uPVC double glaze window to side.

Master Bedroom - 4.65m x 3.3m (15'3" into bay x 10'10" to rear of wardrobes)

uPVC double glazed bay window to front of property, fitted wardrobes with flyover storage cupboards, kneehole dressing table and drawers.

Bedroom 2 - 3.58m x 3.33m (11'9" x 10'11" into recess)

Double glazed window overlooks rear of property, fitted wardrobe to recess.

Bedroom 3 - 2.54m x 2.54m (8'4" to front of wardrobe x 8'4")

uPVC double glaze window, fitted wardrobe with overhead storage cupboard.

Bathroom/WC - 2.54m x 2.62m (8'4" x 8'7")

Two opaque uPVC double glazed windows to side. Four-piece white suite including low-level WC, vanity wash and basin, twin grip panel bath and step in shower enclosure with plumbed-in shower. Ladder style chrome heated towel rail, part wall tiling and panelled ceiling.

Outside

The property occupies an established mature corner plot, generous in size with shaped lawn and established borders well stocked with the variety of plants, shrubs and trees. Side gated access leads to the rear of property and also offers the scope to extend to the gable side, subject to the usual consent being obtained. Separate driveway access to the head of the cul-de-sac provides off-road parking and access to a detached garage measuring 18'3" x 7'11" overall measurements with up and over door access. Side gate leads to enclosed rear garden, private and not directly overlooked with well established borders stocked with the variety of plants, shrubs and trees. There is also access to a separate timber garden shed.

Council Tax

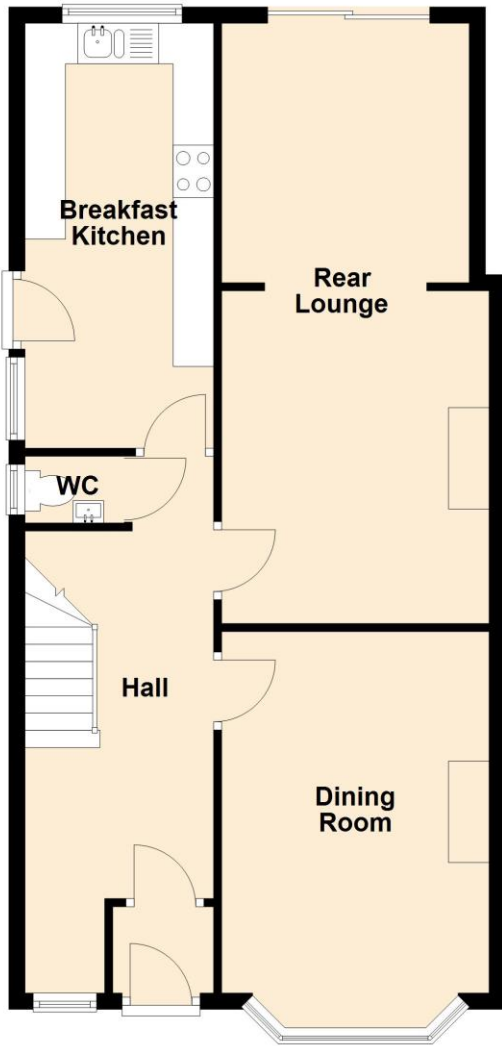
We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

Tenure

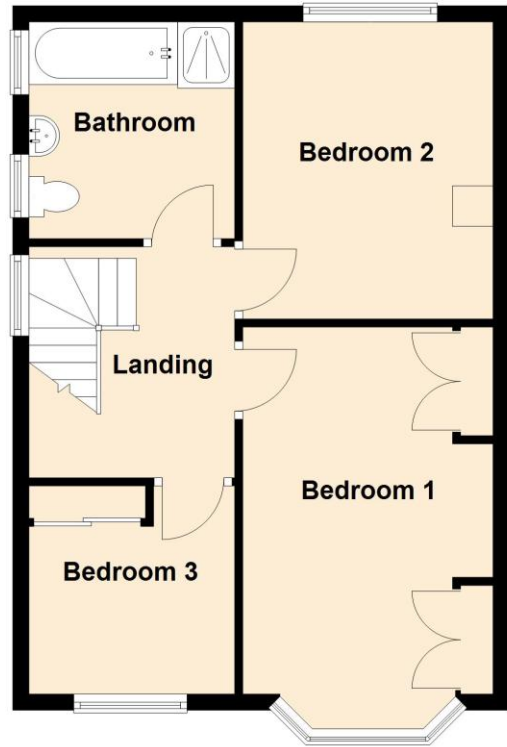
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



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.