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Elm Road, Birkdale, Southport PR8 5DP

IDEAL FIRST TIME BUYER HOME - Located in the highly desirable Birkdale area, this well-presented two-bedroom mid-terraced property has been improved by the current owners and is offered for sale with no onward chain.

Step inside to find a freshly redecorated and recarpeted interior. The gas centrally heated and double-glazed accommodation comprises: a welcoming front porch, a bright living room, and a modern fitted dining kitchen on the ground floor. Upstairs, you'll find two double bedrooms and a family bathroom.

Outside, the property benefits from a paved front area and a good-sized garden to the rear – perfect for relaxing or entertaining.

Elm Road is conveniently located off Upper Aughton Road, placing you within a 10-minute walk of Birkdale Village, with its array of shops, bars, restaurants, and the railway station (Southport/Liverpool commuter line). The town centre and beach are also easily accessible. This is a fantastic opportunity to get on the property ladder in a prime location.

Price: **£190,000** Subject to Contract

Ground Floor:

Porch

Living Room - 4.52m x 3.94m (14'10" x 12'11") plus recess

Dining Kitchen - 3.94m x 3.1m (12'11" x 10'2") plus recess and store

First Floor:

Landing

Bedroom 1 - 3.94m x 3.1m (12'11" x 10'2") overall

Bedroom 2 - 3.94m x 2.82m (12'11" x 9'3")plus recess

Bathroom - 2.36m x 1.63m (7'9" x 5'4")

Outside:
The property benefits from a paved front area and a good-sized garden to the rear – perfect for relaxing or entertaining.

Note:
Should the buyer wish to have off-road parking, planning permission would need to be granted for the lowering of the kerb to the adjacent pavement allowing a formal vehicular crossover to be created.

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

Tenure:
Freehold

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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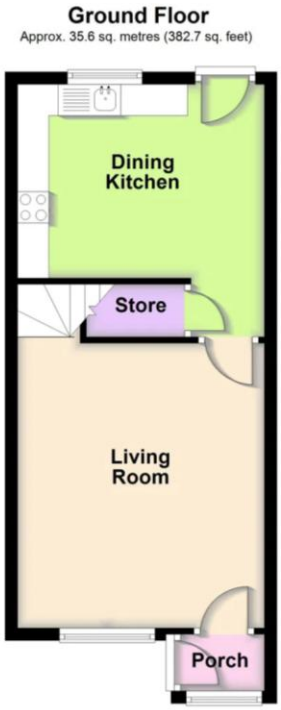

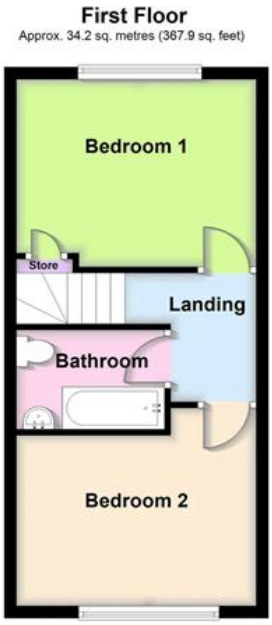

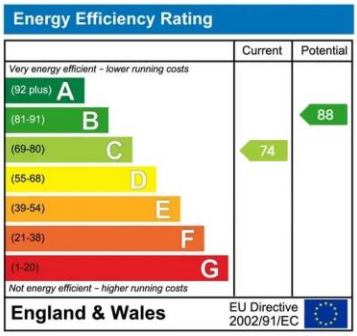

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