



37 Claremont Road
Birkdale, PR8 4DY £325,000
'Subject to Contract'

This detached house is offered for sale with no chain delay. The property is situated in a sought-after location just moments from Birkdale Village with its array of restaurants bars, coffee shops and the station on the Southport to Liverpool Line. The centrally heated and double-glazed accommodation includes; entrance hall, lounge, dining room, conservatory, kitchen, there are three bedrooms and a bathroom. The property stands in mature gardens with off road parking.

Enclosed Vestibule

UPVC double glazed outer door.

Entrance Hall

Stairs to the first floor with useful cupboard below and walk-in cloaks cupboard. UPVC double glazed window.

Front Lounge/Dining Room - 4.5m x 3.35m (14'9" x 11'0")

UPVC double glazed window.

Rear Lounge - 4.39m x 3.35m (14'5" x 11'0")

Tiled floor, living flame gas fire, double glazed, UPVC bi-fold doors to...

Conservatory - 3.99m x 3.4m (13'1" x 11'2")

Tiled floor, UPVC double glazed windows and double doors lead to the extensive rear garden.

Kitchen - 2.84m x 1.96m (9'4" x 6'5")

UPVC double glazed window with single drainer sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces, gas hob, split level electric oven with cooker hood above. Cupboard housing 'Worcester' gas central heating boiler. UPVC double glazed side door and understairs storage area.

First Floor Landing

Bedroom One - 4.67m x 3.33m (15'4" x 10'11" overall measurements)

UPVC double glazed window and an extensive range of built in fitments including wardrobes, overhead storage cupboards, knee hole dressing table and drawers.

Bedroom Two - 4.44m x 2.62m (14'7" x 8'7" to front of wardrobes extending to 11'0" overall measurement)

Open fronted wardrobes providing hanging and shelf space and UPVC double glazed window.

Bedroom Three - 2.92m x 1.98m (9'7" x 6'6")

UPVC double glazed window.

Bathroom - 1.85m x 1.93m (6'1" x 6'4")

White suite including P-shaped panelled bath with shower enclosure and 'Mira' electric shower, vanity bowl sink unit with cupboards below and glazed medicine display cupboards above, illuminated mirror, spiral chrome towel rail/radiator, tiled walls and floor. UPVC double glazed window.

WC - 0.91m x 1.5m (3'0" x 4'11")

UPVC double glazed window, low level WC, tiled walls and floor.

Outside

Established gardens to both the front and rear. The block paved front garden provides off road parking for a number of vehicles, the extensive rear garden is enclosed with fencing, having lawn and borders, patio and second decked patio.

Council Tax

Sefton MBC Band C.

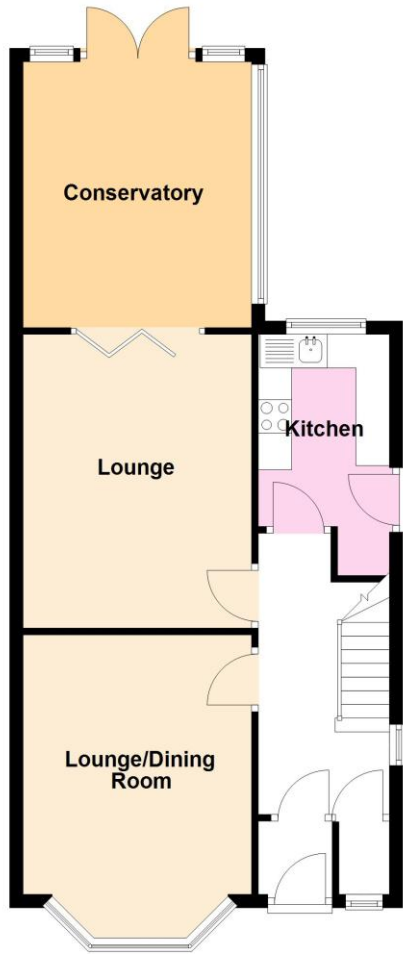
Tenure

Leasehold for 999 years from 29 September 1939, subject to an annual ground rent of £3.75.



Ground Floor

Approx. 60.1 sq. metres (646.7 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 107.6 sq. metres (1158.1 sq. feet)



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