

AI ENHANCED

Chris Tinsley



**3a, Norfolk Road, Birkdale,
Southport, PR8 4PA
£320,000 Subject to Contract**

This beautifully modernised, detached house offers a perfect blend of contemporary comfort and versatile living. At the heart of the home is the stunning open-plan kitchen, living, and dining area, perfect for entertaining. With sleek modern appliances and two sets of double doors opening to a private, enclosed garden, this space truly stands out. A separate front lounge offers a cozy retreat, while a spacious hallway leads you upstairs to three well-proportioned bedrooms and a stylish family bathroom. The master bedroom is a standout, boasting a modern en-suite. Outside, you'll find off-road parking to the front and a fully enclosed garden at the rear. Ideally located for easy access to amenities, highly regarded primary and secondary schools, and a short distance from Birkdale Village, this home is a true gem.

Entrance Porch

Upvc double glazed outer door and side window. Inner door to.....

Entrance Hall

Stairs to the first floor with useful cupboard below. Woodgrain, laminate flooring.

WC - 1.32m x 0.81m (4'4" x 2'8")

Wash hand basin with cupboard below, low level wc. Combined towel rail/radiator. Recessed spotlights, extractor. Woodgrain laminate flooring.

Lounge - 4.8m x 3.84m (15'9" x 12'7")

Upvc, double glazed window overlooking the front garden.

Dining Kitchen - 4.09m x 5.61m (13'5" x 18'5")

A fabulous entertaining space with two sets of double doors leading to the garden.

A range of base units, wall cupboards and contrasting working surfaces. 'AEG' five ring induction hob, cooker hood above and split level 'AEG' oven and grill, microwave, integral fridge and freezer. Island unit with stainless steel sink and mixer tap, base units, integral dishwasher, working surfaces and breakfast bar. Recesses spotlighting.

Useful Utility/boiler cupboard housing a 'Worcester' central heating boiler and plumbing for a washing machine.

First Floor Landing

Cupboard with shelving.

Bedroom 1 - 2.46m x 3.81m (8'1" x 12'6")

Upvc double glazed window, recessed wardrobe.

Ensuite - 1.68m x 1.42m (5'6" x 4'8")

Corner shower enclosure with thermostatic hand held and rain head showers, vanity bowl sink unit, low level wc. Extractor, recessed spotlighting. Upvc double glazed window.

Bedroom 2 - 3.12m extending to 4.04m x 2.84m (10'3" extending to 13'3" x 9'4")

Upvc double glazed window.

Bedroom 3 - 2.29m x 2.49m (7'6" x 8'2")

Upvc double glazed window.

Bathroom - 2.74m x 1.4m (9'0" x 4'7")

White suite including; panelled bath with thermostatic hand held and rain head showers and shower scree, vanity bowl sink unit and surround, low level wc. Tiled walls. Recessed spotlighting. Upvc double glazed window.

Outside

The property stands in gardens to both the front and rear. The rear garden is enclosed with fencing and planned with lawn and patio, there is block paved, off road parking at the front.

Tenure

Freehold

Council Tax

Sefton Band D.

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

Mobile Phone

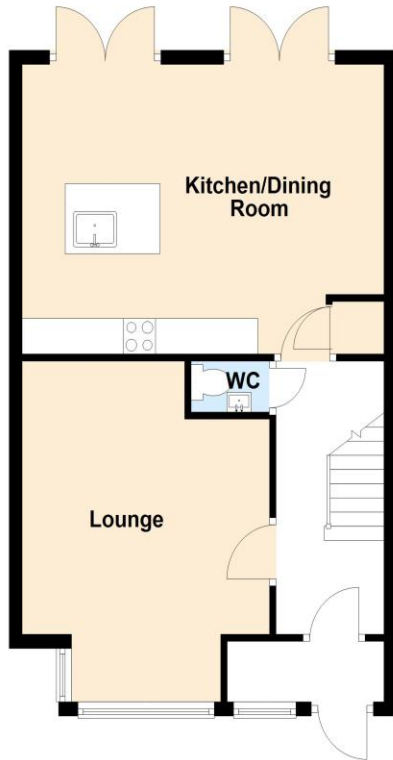
Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>



Ground Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



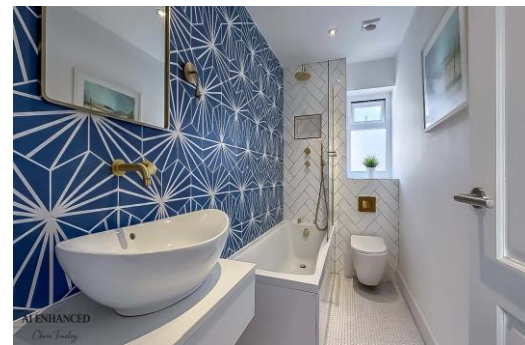
First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Total area: approx. 90.1 sq. metres (969.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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