

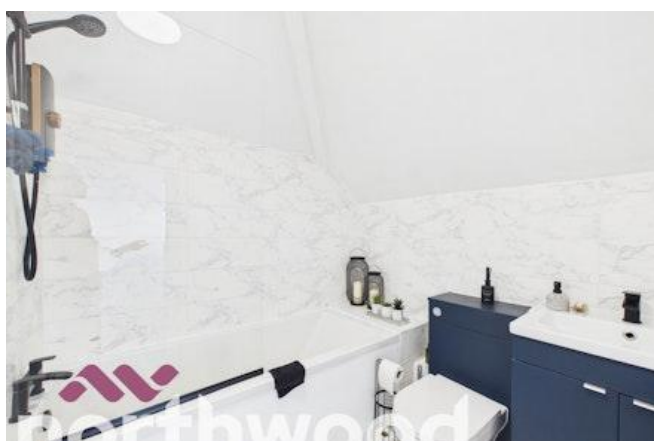


Moss Road, Halsall/ Birkdale, PR8



£330,000 Offers Over

- TURN-KEY READY
- DETACHED DORMER BUNGALOW
- Spacious and Versatile Accommodation
- Stunning Glass-Roofed Conservatory
- Impressive First Floor Master Suite
- Established Wraparound Gardens
- Driveway Parking & Rear Garage
- Sought After Halsall/ Birkdale Location
- Freehold
- EPC rating D



Presenting a turn-key ready and deceptively spacious 3 Bedroom Dormer Bungalow situated on a generous corner plot located on the borders of Halsall and Birkdale.

Occupying a generous corner plot in a highly desirable setting, this beautifully presented dormer bungalow offers deceptively spacious and versatile accommodation extending to over 1,650 sq ft, complemented by stunning established gardens, a garden sun room, detached garage and additional rear driveway.



The property is approached via a spacious block-paved driveway, providing ample off-road parking and creating an attractive first impression. Stepping inside, a welcoming vestibule porch and into a light and bright entrance hallway; which gives access to the principal ground floor accommodation, all presented to an exceptional standard throughout.

To the front of the property are two well-proportioned bedrooms, ideal for family living or guests, while a stylish shower room and separate WC add everyday practicality. The heart of the home is the beautifully arranged living accommodation to the rear, where the spacious living room flows effortlessly into the striking glass-roofed conservatory. Flooded with natural light and enjoying delightful views over the gardens, this also offers enhanced thermal efficiency and sound insulation creating the perfect environment for relaxing or entertaining all year round. Adjacent to the conservatory is a separate dining room, conveniently positioned alongside the contemporary kitchen which is finished with a range of integrated appliances.

To the first floor, the property comprises an impressive principal bedroom suite, offering a peaceful retreat complete a range of fitted bedroom furniture, a dressing area/office space and its own bathroom, ideal for those seeking privacy and flexibility.

Externally, the beautifully maintained wraparound gardens are a true feature of the home, boasting mature planting, colourful borders and a high degree of privacy. A charming, detached sunroom provides the perfect place to enjoy the garden whatever the weather. Further enhancing the property is an additional driveway to the rear leading to a detached garage, offering excellent parking, storage or workshop potential.

Ideally positioned on the borders of Halsall and Birkdale, the property enjoys the perfect balance of peaceful residential living with excellent access to local amenities. The vibrant village atmosphere of Birkdale, with its selection of boutique shops, cafes, restaurants and transport links just a short distance away whilst surrounded by nearby green spaces and the semi-rural feel of Halsall. Highly regarded schools further enhance the appeal of this sought-after location.

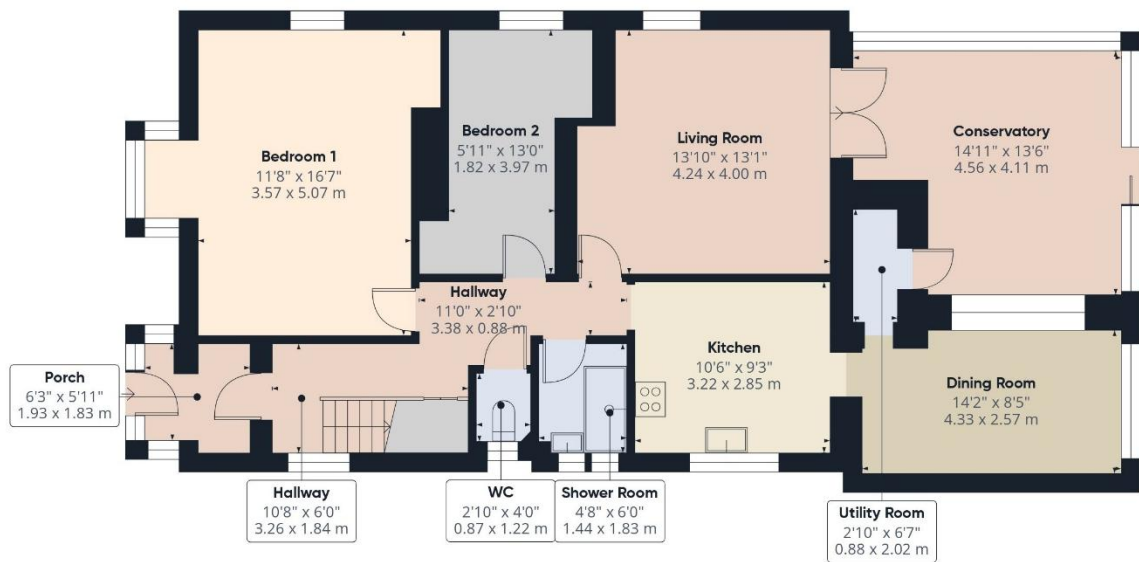
In Brief, this outstanding home combines spacious and flexible accommodation in a idyllic setting with exceptional outdoor space, making it perfectly suited to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this unique property has to offer.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.







Floor 0 Building 1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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