



**53, Cardigan Road, Birkdale,  
Southport, PR8 4SF  
Offers In Excess Of £275,000  
Subject to Contract  
'No chain Involved'**

Located in a sought-after area, this Victorian semi-detached home on Cardigan Road offers comfortable family living with delightful outdoor space. With convenient access to local amenities, popular primary and secondary schools, and Hillside Train Station, this property is ideally situated. The property is centrally heated and double-glazed throughout, with the accommodation briefly including; entrance hall, lounge, sitting room open plan with the dining room, kitchen, wc and utility, there are three bedrooms and a bathroom on the first floor. The former garage has been converted to provide another bedroom and ensuite( and prospective purchasers should note that there is no certification for this work).

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*Southport's Estate Agent*

### Enclosed Vestibule

UPVC outer door with double glazed leaded insert and tiled floor. Figure glazed inner door leading to...

### Entrance Hall

Stairs to the first floor.

**Lounge** - 4.19m x 4.29m (13'9" into bay x 13'13" into recess)

UPVC double glazed bay window with half plantation shutters. Fireplace with electric fire and extending to provide a cupboard to the chimney recess.

**Rear Lounge/Dining Room** - 3.45m x 5.31m (11'4" extending to 16'7" x 17'5" overall measurements)

UPVC double glazed side window and useful storage cupboard below the stairs. Open plan with Dining Room with UPVC double glazed door and side window leading to the rear garden.

**Kitchen** - 3.89m x 2.36m (12'9" extending to 15'6" x 7'9")

Single drainer stainless steel sink unit and mixer tap, a range of base units with cupboards and drawers, wall cupboards, working surfaces and part wall tiling. Recess for a range style cooker with cooker hood above, space for fridge freezer, two UPVC double glazed windows and door to the rear garden.

**WC** - 1.32m x 0.94m (4'4" x 3'1")

Low level WC. Door to...

**Utility Room** - 1.93m x 2.11m (6'4" x 6'11")

Plumbing for a washing machine and UPVC double glazed window.

**Bedroom/Study** - 3.61m x 2.9m (11'10" x 9'6" overall measurements)

UPVC double glazed window, woodgrain laminate flooring and recessed spot lights. Cupboard housing 'Potterton' gas fired central heating boiler. Door to...

**Ensuite Shower Room** - 2.08m x 1.42m (6'10" x 4'8")

Vanity bowl sink unit, base units, corner entry shower enclosure with thermostatic shower, low level WC, part wall tiling and extractor.

### First Floor Landing

**Bedroom One** - 4.17m x 3.17m (13'8" into bay x 10'5")

UPVC double glazed bay window.

**Bedroom Two** - 3.4m x 3.15m (11'2" x 10'4")

UPVC double glazed window.

**Bedroom Three** - 4.27m x 2.03m (14'0" x 6'8")

UPVC double glazed window.

**Bathroom** - 2.69m x 1.96m (8'10" x 6'5")

White suite including panelled bath with mixer tap, pedestal wash hand basin, low level WC, corner entry shower enclosure with 'Triton' electric shower, extractor, recessed spot lights and UPVC double glazed window.

### Loft

A wooden ladder provides access to the boarded loft area measuring 16'10" x 8'11" providing excellent storage.

### Note

The bedroom and ensuite has been converted from a former garage and this work was carried out without building regulations approval and no certificates are available.

### Outside

The property stands in gardens to both the front and rear. There's off road car parking to the front and borders are stocked with a variety of plants and shrubs. The very attractive cottage style rear garden is provided with a variety of sitting/patio areas, flower beds stocked with shrubs and plants, mature trees and hedging.

### Council Tax

Sefton MBC Band C

### Tenure

Freehold.

### Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

### Broadband

Check the availability by clicking this link:

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



### 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.