



## Lynton Road, Birkdale, Southport PR8 3AN

Located in a popular residential area, convenient for access to a number of primary and secondary schools, this extended semi-detached family house with three bedrooms and three reception rooms is not to be missed!

The well planned, gas centrally heated and double glazed accommodation is arranged over two floors comprising: Porch, Hall, Front Dining Room, Living Room, Sun Room, Shower Room and Fitted Kitchen to the ground floor with three Bedrooms, Bathroom and separate WC to the first.

Outside, a paved driveway provides off road parking and leads to a single detached garage. The rear garden is a particular feature, backing onto Southport Rugby Club, and includes a private covered entertainment area which leads to an established lawn area with mature trees and bushes.

Lynton Road is a turning off Waterloo Road where there are local shops and public transport facilities to the town centre. The many amenities of Birkdale Village are readily accessible together with a number of primary and secondary schools. Hillside railway station on the Southport/Liverpool commuter line is within a convenient distance.

**Price: £375,000 Subject to Contract**



## Ground Floor:

### Porch

### Hall

**Dining Room** - 3.93m x 3.66m (12'10" x 12'0") Plus bay

**Living Room** - 4.55m x 3.66m (14'11" x 12'0")

**Sun Room** - 4.24m x 3.15m (13'10" x 10'4")

**Shower Room** - 1.37m x 1.68m (4'6" x 5'6") Overall

**Kitchen** - 5.53m x 2.34m (18'1" x 7'8")

## First Floor:

**Bedroom 1** - 3.93m x 3.66m (12'10" x 12'0") Plus bay

**Bedroom 2** - 4.55m x 3.66m (14'11" x 12'0")

**Bedroom 3** - 2.72m x 2.34m (8'11" x 7'8")

**Bathroom** - 2.34m x 2.3m (7'8" x 7'6") WC - 0.91m x 1.42m (3'0" x 4'8")

## Outside:

A paved driveway provides off road parking and leads to a single detached garage. The rear garden is a particular feature, backing onto Southport Rugby Club, and includes a private covered entertainment area which leads to an established lawn area with mature trees and bushes.

## Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs (92 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

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