



Eastbourne Road, Birkdale, PR8



£180,000

- End Of Terrace Property
- Well Presented Throughout
- Versatile & Spacious Accommodation
- Two/Three Bedrooms
- Utility & 4 Piece Bathroom
- Driveway Parking
- Low Maintenance Rear Garden
- Freehold
- EPC rating D



This attractive and well-presented two-bedroom home offers spacious and versatile accommodation, ideal for first-time buyers, downsizers, or investors alike.

The property benefits from excellent kerb appeal with a generous frontage and off-road parking. Internally, the ground floor boasts two spacious reception rooms, providing flexible living and dining space. The reception areas are complemented by a modern fitted kitchen which benefits a separate utility space adjacent to kitchen adding to the practicality of the layout. A contemporary 4-piece bathroom finishes the downstairs accommodation.



Upstairs, there are two well-proportioned bedrooms. The master bedrooms benefits a walk in closet/wardrobe and a modern en-suite WC complete with a vanity sink, enhancing practicality for modern living.

To the rear, the property enjoys a low-maintenance garden, perfect for those seeking outdoor space without the upkeep, ideal for relaxing or entertaining.

Offered for sale in good condition throughout, this is a fantastic opportunity to acquire a ready-to-move-into home in a popular location, just a short walk from the vibrant Birkdale Village.

Disclaimer

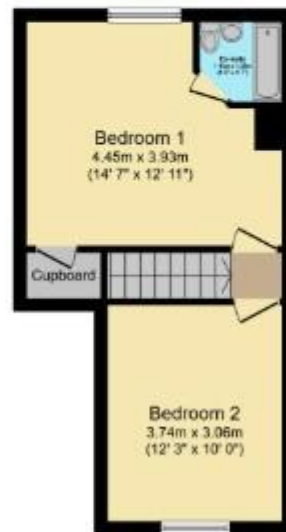
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These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property 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.



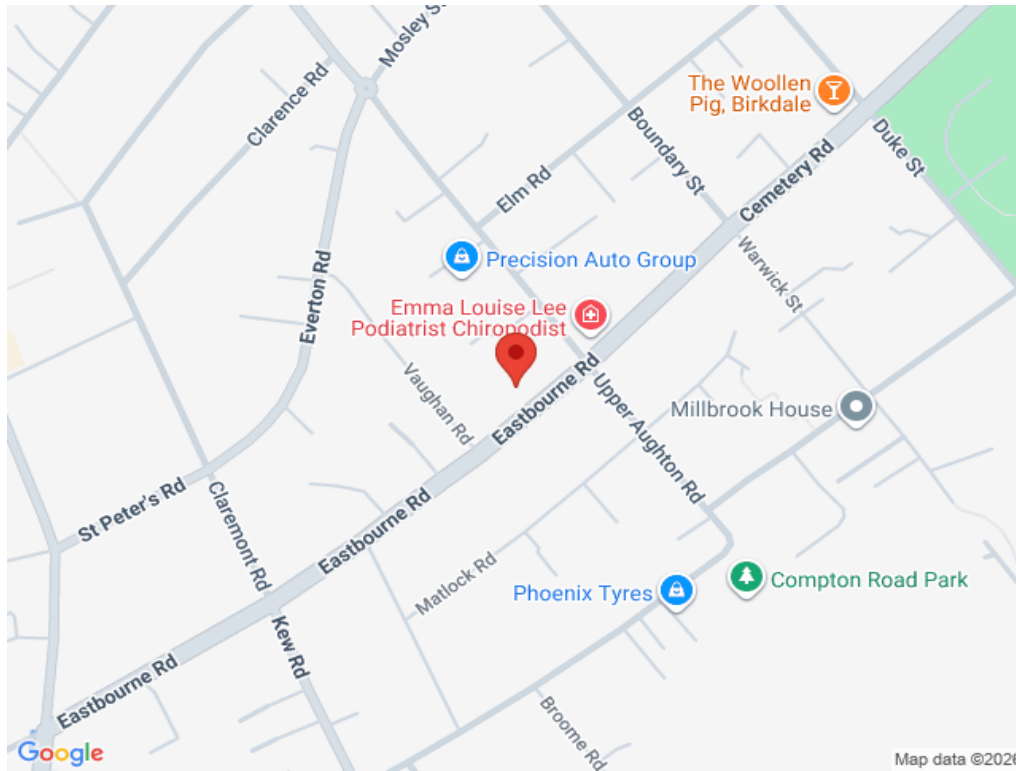


Ground Floor



First Floor

Total floor area 85.3 sq.m. (918 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com