



**12 Cemetery Road, Birkdale,
Southport, PR8 6RD
Offers In Excess Of £125,000
Subject to Contract**

Attention BUILDERS, INVESTORS, PROPERTY DEVELOPERS.

A semi detached house requiring refurbishment. The accommodation briefly includes; Hall , Lounge, Dining Room, Kitchen, Bathroom, and three Bedrooms on the first floor. Established Gardens. Convenient location for both the Town Centre and popular local schools.

No Chain Delay

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Southport's Estate Agent

Entrance Porch

Entrance Hall

Front Lounge - 4.47m x 3.53m (14'8" x 11'7")

Rear Lounge/Dining Room - 3.53m x 2.74m to chimney breast
(11'7" x 9'0" to chimney breast)

Kitchen - 2.59m x 2.06m (8'6" x 6'9")
Sink, base units and wall cupboards.

Inner Hall

Bathroom - 2.03m x 2.16m (6'8" x 7'1")
Panelled bath, wash hand basin, wc.

First Floor

Bedroom 1 - 3.68m x 4.83m (12'1" x 15'10")

Bedroom 2 - 3.61m x 3.18m (11'10" x 10'5")

Bedroom 3 - 2.49m x 2.16m (8'2" x 7'1")

Outside

Garden to the front and rear. Off road parking.

Note

We have not tested any appliances, or heating at the property and cannot confirm that they are in working order.

Tenure

Council Tax

Sefton Band B

Broadband

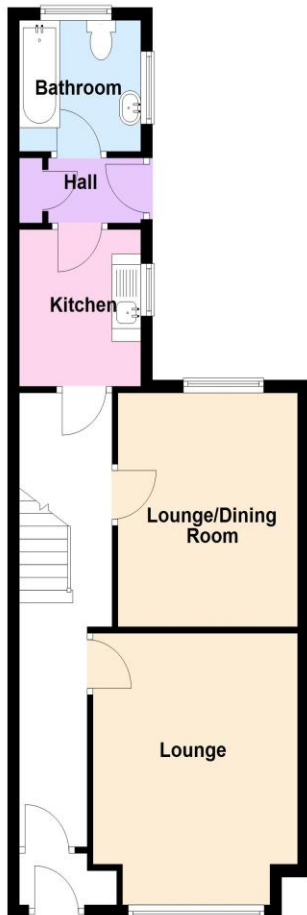
Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

Mobile Phone Signal

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



Basement



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.