



**279 Liverpool Road  
Birkdale, PR8 4PL £215,000  
'Subject to Contract'**

Located in a sought-after location, this charming 'doors together' semi-detached cottage offers a perfect blend of character and convenience. Ideally situated for a wealth of amenities and just a stone's throw from Birkdale Village, the property is within easy reach of popular primary and secondary schools, as well as the Southport to Liverpool commuter line. Generous in size, it boasts two inviting reception rooms and a spacious breakfast kitchen with delightful views over the rear gardens. Upstairs, you'll find two well-proportioned bedrooms and a modern shower room with WC. The extensive plot is beautifully landscaped with established borders, a variety of plants, shrubs, trees, a pebbled patio area, and a generous lawn that is not directly overlooked, perfect for family enjoyment. There is also shared driveway access to side. Early viewing is highly recommended to fully appreciate all this lovely home has to offer.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

## Open Vestibule

### Entrance Hall

UPVC double outer door double glazed insert, woodgrain laminate flooring. Stairs to the first floor.

### Lounge - 3.89m x 3.2m (12'9" into bay x 10'6" into recess)

UPVC double glazed bay window, woodgrain laminate flooring, living flame gas fire and attractive surround.

### Dining Room - 3.12m x 3.84m (10'3" x 12'7" to chimney breast)

Rustic brick chimney breast to one wall with display recess, fixture cupboards to one side. Woodgrain laminate flooring, useful storage cupboard below stairs. UPVC double glazed windows to the side and rear.

### Kitchen - 4.37m x 2.72m (14'4" x 8'11")

UPVC double glazed window overlooking the rear garden with a single drainer, 1 1/2 bowl stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards and glazed china display cupboards. Working surfaces incorporating breakfast bar. Fly over spot lighting. Midway wall tiling, recess for cooker with cooker hood above. UPVC double glazed side window. Woodgrain laminate flooring, plumbing for washing machine, door to rear garden.

### First Floor Landing

#### Bedroom 1 - 3.12m x 4.22m (10'3" x 13'10")

Two UPVC double glazed windows, laminate flooring.

#### Bedroom 2 - 2.77m x 1.98m (9'1" x 6'6")

UPVC double glazed window, laminate flooring.

### Bathroom - 2.79m x 2.18m (9'2" x 7'2")

Corner entry shower enclosure, corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part wall tiling and UPVC double glazed window.

### Outside

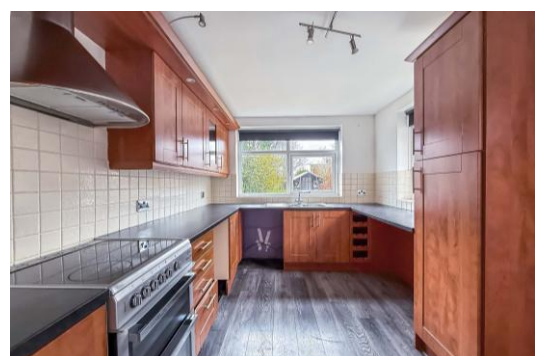
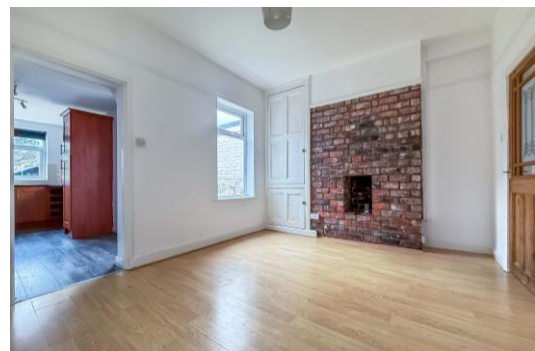
There are gardens to both the front and rear, featuring an extensive rear garden with the front garden being loose stone and paving. There is also shared driveway access to side.

### Council Tax

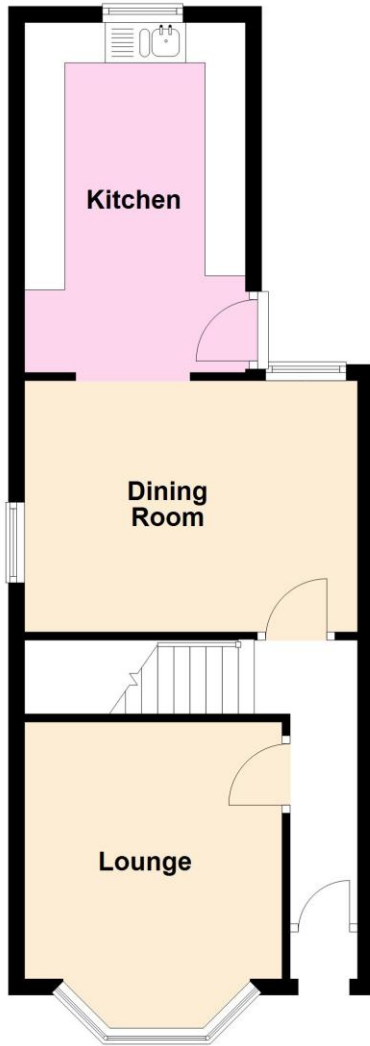
Sefton Tax Band B.

### Tenure

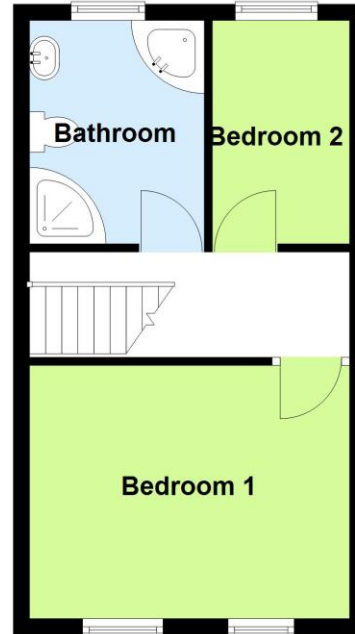
Leasehold for 999 years from 25/03/1949 with an annual ground rent of £4.50.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.