

Elm Road, Birkdale, PR8

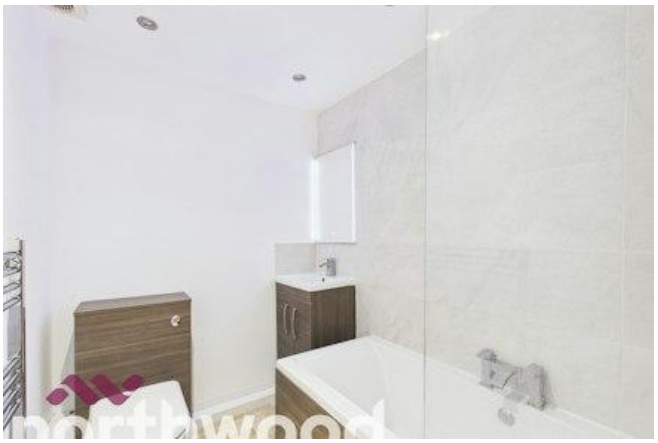
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£190,000

- NO ONWARD CHAIN
- Stylish & Modern Interiors Throughout
- Contemporary Kitchen/Breakfast Room
- Impressive Bi-Folding Doors
- Two Double Bedrooms
- Enclosed Spacious Rear Garden
- Freehold
- EPC rating TBC

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Situated in the popular and desirable area of Birkdale, this beautifully finished and stylishly presented two-bedroom home offers modern living accommodation, thoughtfully designed to make the most of the available space.

From the moment you step inside, it is clear considerable care has gone into creating a lovely contemporary home, finished to an excellent standard throughout. The ground floor offers a welcoming living room, leading through to an impressive modern kitchen breakfast room. Fitted with sleek cabinetry and a central breakfast island, this is undoubtedly one of the property's standout features. The bi-folding doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces and providing the perfect setting for entertaining, relaxing or enjoying warmer months. A convenient ground floor WC completes the accommodation on this level.





To the first floor are two well-proportioned double bedrooms, together with a modern family bathroom. An additional feature is the particularly handy utility cupboard, which benefits from power and plumbing for a washing machine, providing a practical and space-saving laundry solution.

Externally, the property benefits from a driveway providing off-road parking and an attractive rear patio and garden, which can be enjoyed directly from the kitchen through the bi-folding doors. A further practical advantage can be found through a gate to the rear, leading to an additional outdoor area, currently utilised for storage, with a garden shed and bin storage space. This provides valuable additional storage and keeps everyday essentials tucked away. Birkdale remains one of the area's most sought-after locations, offering a fantastic selection of local shops, independent cafes, restaurants and amenities, together with excellent transport links. This attractive home is likely to appeal to a broad range of buyers. First-time buyers will appreciate the stylish, ready-to-move-into accommodation and downsizers will love the manageable proportions and convenient location, while investors will recognise the property's excellent rental potential.

In brief this is a fantastic opportunity to acquire a beautifully presented home in a prime Birkdale location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Disclaimer

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. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information 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.



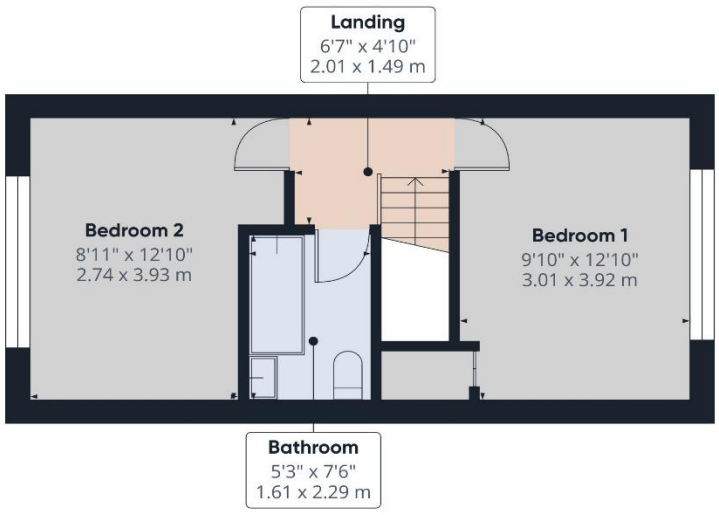


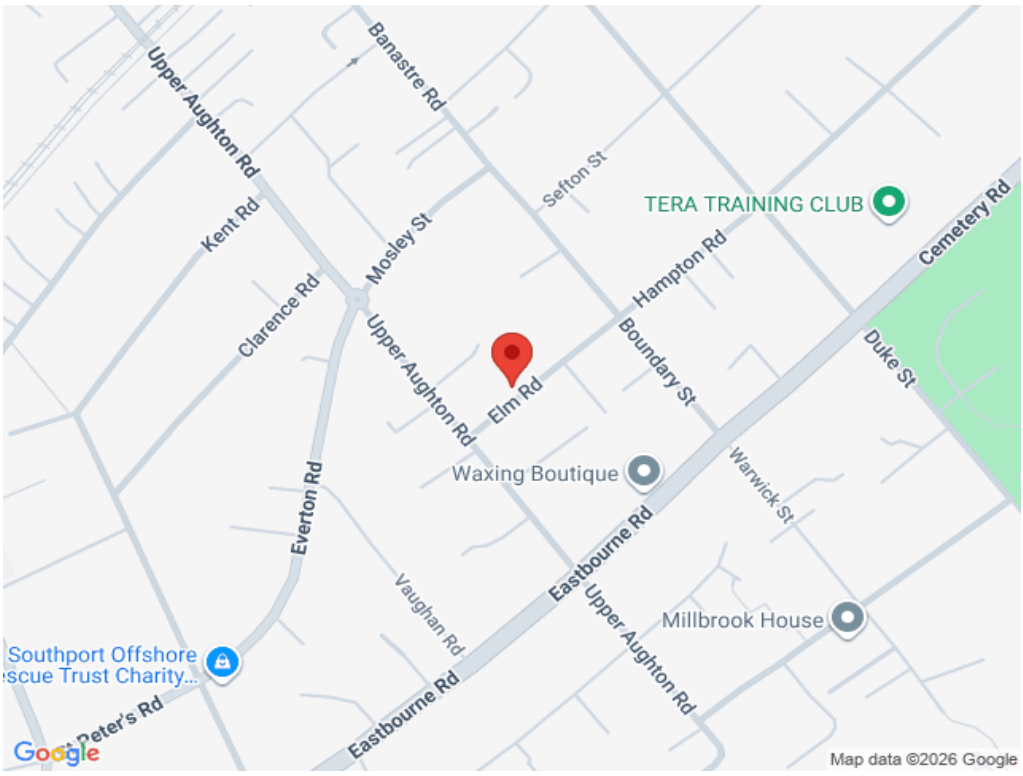





Porch
3'8" x 4'2"
1.14 x 1.29 m
Living Room
14'7" x 12'11"
4.46 x 3.95 m
Kitchen
10'2" x 13'0"
3.12 x 3.98 m
Patio
10'8" x 13'1"
3.25 x 3.99 m
WC
2'10" x 5'7"
0.89 x 1.72 m

Floor 0


Landing
6'7" x 4'10"
2.01 x 1.49 m
Bedroom 2
8'11" x 12'10"
2.74 x 3.93 m
Bedroom 1
9'10" x 12'10"
3.01 x 3.92 m
Bathroom
5'3" x 7'6"
1.61 x 2.29 m



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