



Brighton Road, Birkdale, PR8



£225,000

- EXCELLENT POTENTIAL
- Flexible & Versatile Layout
- 2 Reception Rooms & Kitchen/Diner
- 3 Double Bedrooms
- Large Utility, Storage Room & WC
- Walking Distance to Birkdale Village
- Leasehold
- EPC rating D



Presenting to the market a spacious and versatile three-bedroom property with masses of potential and scope to add value, only a short walk from the vibrant Birkdale Village.

Internally the property offers generously proportioned rooms and an exciting and versatile living space, with plenty of scope for buyers to renovate and re-configure to suit their own requirements. The ground floor comprises two separate reception rooms offering ample space for living, dining, working from home or family entertaining.

Whilst the kitchen provides a good amount of workspace and storage still with the space for a dining area. Leading from the kitchen is a large extension with a utility room and WC. This space offers considerable potential to re-think the layout, subject to necessary planning permissions, and could be re-configured to create a large open kitchen/diner, office space or an annex bedroom perfect for multi-generational living. With doors leading to the garden, it also offers the potential to fully open to the garden and give a larger outside space.

To the first floor are two double bedrooms and a shower room with separate WC, whilst the third bedroom is situated on the 2nd floor perfectly positioned tucked away from the rest of the home and offering the perfect space for quiet relaxation. The position of the third bedroom adds to the versatility of this layout offering ideal space as a guest space, home office or hobby room.

Externally the property benefits from a smaller established rear garden offering manageable outdoor space with plenty of opportunity to personalise. The current layout and additional internal space also provide an interesting opportunity for buyers to potentially create a more generous garden area.

Whilst the property is in need of modernisation and improvement, this is reflected in the opportunity it presents. Situated in the highly sought after area of Birkdale the property is 0.4 miles away from the village and approximately a 5–6-minute walk from its host of independent shops, cafes and train station. The property is also well situated close to well regarded primary and secondary schools.

Early internal viewing is highly recommended to fully appreciate the space and possibilities 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 (if included) 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.







Total floor area: 123.5 sq.m. (1,330 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

northwood

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