



**3 Oxford Gardens,  
Birkdale, PR8 2LL, £375,000  
'Subject to Contract'**

An early viewing is recommended to appreciate the location and accommodation offered by this detached chalet style house. The property is situated at the head of a cul-de-sac of just four detached properties, just off Oxford Road, convenient for the nearby facilities at Birkdale Village which include a number of specialty shops, wine bars, restaurants and the railway station on the Southport to Liverpool commuter line together with the Southport Foreshore. The centrally heated and uPVC double glazed accommodation briefly includes; entrance hall with cloakroom, lounge, dining room, snug, dining kitchen and there are two double bedrooms and a bathroom to the first floor. The versatile and adaptable accommodation also provides the option to use the dining room as a ground floor bedroom. There are gardens to both the front and rear, off road parking and a garage. **No chain delay.**

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*Southport's Estate Agent*

### Side Entrance Vestibule

Composite outer door with double glazed and leaded insert.

### Entrance Hall

Stairs to the first floor.

### Shower Room - 2.34m x 1.55m (7'8" x 5'1")

White suite including vanity unit with cupboard below, low level WC, corner entry shower enclosure with thermostatic shower. Combination towel rail/radiator. Upvc double glazed window.

### Lounge - 5.49m x 3.66m (18'0" x 12'0")

Upvc double glazed window overlooking front garden. Attractive fire surround with marble interior and hearth and electric coal effect fire. Wall light points.

### Dining Room or Bedroom 3 - 3.66m x 3.18m (12'0" x 10'5")

Upvc double glazed window overlooking the rear garden.

### Snug/ Sitting Room - 3m x 3.4m (9'10" x 11'2")

Upvc double glazed window overlooking the front garden.

### Breakfast Kitchen - 2.36m x 4.19m (7'9" overall x 13'9")

Upvc double glazed window with single drainer, one and half bowl stainless steel sink unit below. Base units with cupboards and drawers, wall cupboards, working surfaces. Recess for cooker with cooker hood above, integral fridge, freezer and dishwasher, housing and plumbing for washing machine. Midway wall tiling. Cupboard housing 'Worcester' gas central heating boiler. Recessed spotlighting. Composite outer door with double glazed insert.

### First Floor Landing

Upvc double glazed window, airing cupboard and useful storage cupboard.

### Bedroom 1 - 3m x 4.04m (9'10" x 13'3" to front of wardrobes)

Extensively fitted, knee hole dressing table and drawers, built in wardrobes to one wall. Upvc double glazed window.

### Bedroom 2 - 2.64m x 5.05m (8'8" extending to 12' x 16'7")

Upvc double glazed window.

### Bathroom - 2.54m x 2.34m (8'4" x 7'8")

Twin grip panelled bath, vanity wash hand basin with cupboards below and to the side, low level WC. Shower enclosure with thermostatic shower. Combined tower rail/ radiator, extractor. Upvc double glazed velux window.

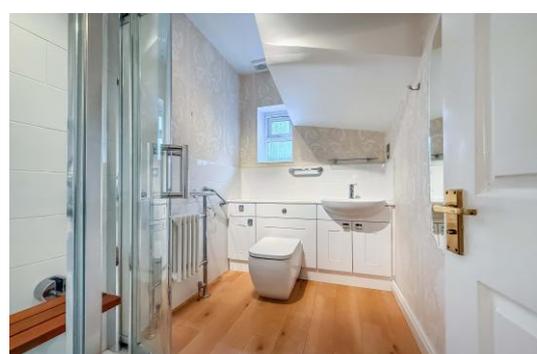
### Outside

The property stands in established gardens to both the front and rear, the front garden is screened by shrubs having lawn and borders, a driveway at the side provides off road parking and leads to a brick garage measuring 17'8" x 9'6" internally with electric up and over door and installed with electric light and power supply. The rear garden is enclosed with walls and fencing having lawn, borders stocked with established shrubs and plants. Tap.

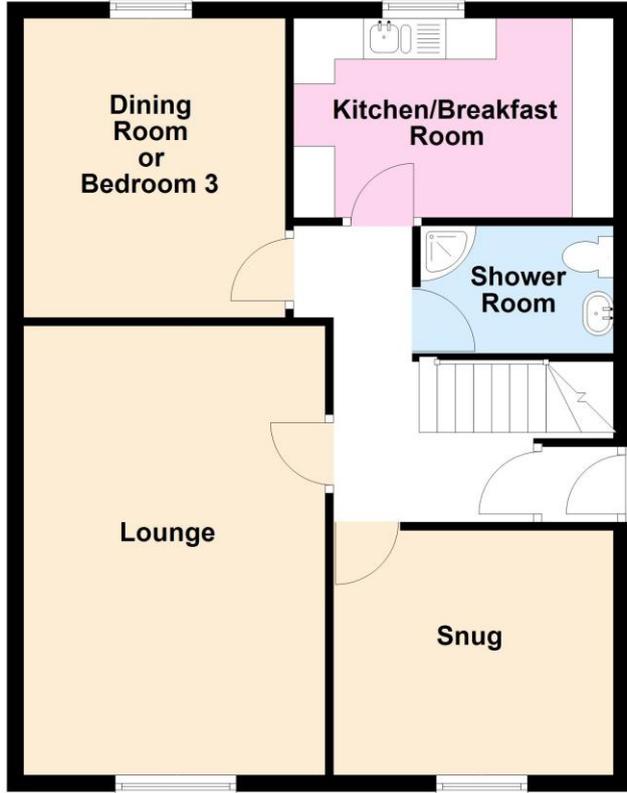
### Council Tax

### Tenure

Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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