



**17, Carlisle Road, Birkdale,
Southport, PR8 4DJ
Offers In The Region Of £300,000
Subject to Contract**

A fabulous development opportunity. No chain delay.

This double fronted, detached house is currently arranged as flats and is in need of extensive repair and modernisation. The property will be of interest to buyers looking to create their own family house in a popular and sought after location. The property is conveniently located for the nearby amenities at Birkdale Village, these include speciality shops, restaurants and wine bars together with the railway station on the Southport to Liverpool line. Popular primary and secondary schools are also in the area.

Ground Floor

Open Vestibule

Entrance Hall

Lounge - 6.27m x 3.78m (20'7" x 12'5")

Decorative plaster work and ceiling. Square bay.



Bedroom/Sitting Room - 6.25m x 3.71m (20'6" x 12'2")

Decorative plasterwork and ceiling.

Dining Room - 2.31m x 2.77m (7'7" x 9'1")

Opening to.....

Kitchen - 2.31m x 2.77m (7'7" x 9'1")

With sink and base units.

Bedroom 2 - 4.47m x 1.6m (14'8" x 5'3" extending to 10'1")

Bathroom - 1.35m x 1.93m (4'5" x 6'4")

Panelled bath, pedestal wash hand basin and low level WC.



First Floor

Lounge - 6.55m x 3.73m (21'6" x 12'3")

Kitchenette - 2.18m x 1.52m (7'2" x 5'0")

Bedroom 1/Sitting Room - 6.53m x 3.86m (21'5" x 12'8")

Shower Room off

Kitchen - 4.42m x 3.45m (14'6" x 11'4")

Sink unit, base unit and wall cupboards, Upvc double glazed window.

Inner hall

Bedroom - 2.29m x 2.74m (7'6" x 9'0")

Shower Room - 1.45m x 2.87m (4'9" x 9'5" including shower recess)

Shower enclosure, pedestal wash hand basin and low level WC. Two Upvc double glazed windows.



Second Floor

Bedroom - 3.66m x 3.66m (12'0" x 12'0")

Shower Room Off - 1.4m x 1.5m (4'7" x 4'11")

Shower enclosure, wash hand basin and low level WC.

Kitchen - 2.9m x 2.34m (9'6" x 7'8")

Base units, wall cupboards and sink unit.



Outside

Gardens to the front and rear.

Note

The property was unoccupied at the time of our inspection and we cannot guarantee that any appliances, including the central heating boilers are in working order.

Offers

Due to the current configuration of the property in self contained flats, prospective purchasers requiring a mortgage, are advised to speak to their lender/building society with regards to the suitability of the property for a residential mortgage prior to submitting any offer.



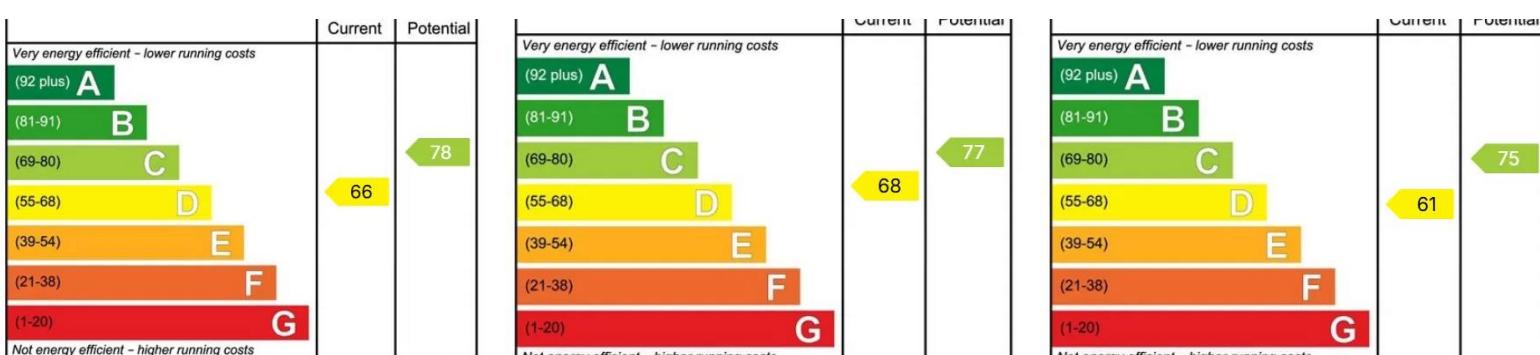
Council Tax

The property is currently arranged as flats and each flat is rated A, there is not a separate rating for the whole property.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold.





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.