

A three-story red brick house with a bay window on the ground floor and a central entrance. The house has white window frames and a dark blue door. The front garden is grassy with some plants and a brick path leading to the door. A large tree is on the right side of the house.

Wainwright
&
Edwards

FOR SALE
01772 814863

Offers In The Region Of £725,000

34 Walmer Road, Southport, PR8 4ST



PROPERTY SUMMARY

A rare opportunity to acquire a double fronted detached victorian villa retaining many of its original features in the heart of Birkdale Village being close to all local amenities and rail networks to Liverpool and Southport. The spacious and well presented accommodation comprises entrance vestibule, reception hall, three reception rooms and fitted breakfast kitchen . There are five bedrooms split over two floors, luxury bathroom with four piece white suite and two separate W.C.'s. The property stands in a mature private plot with parking for several vehicles to the front, detached brick built garage and mature private garden with large patio area enjoying a sunny aspect. Early viewing advised.





LOCAL AUTHORITY

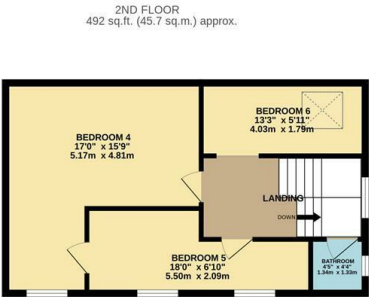
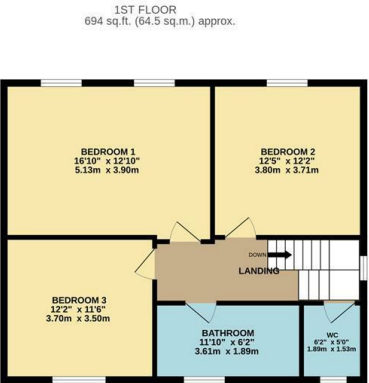
Sefton

TENURE

Freehold

COUNCIL TAX BAND

D



SIX BEDROOM DETACHED HOUSE
TOTAL FLOOR AREA : 2064 sq.ft. (191.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.