

£349,950

Subject to contract





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this traditional semi-detached house of the "front doors together" style offering well proportioned, excellent family living space in a highly desirable residential area of Birkdale.

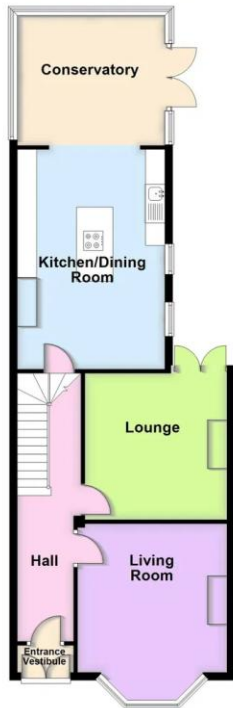
The well presented accommodation is installed with gas central heating and upvc double glazing briefly comprising Entrance Vestibule, Hall, Front Living Room, Rear Lounge, Fitted Kitchen and Conservatory to the ground floor with four Bedrooms (one with En-Suite Shower Room) and Bathroom to the first floor.

Outside, the front is paved to provide off road parking whilst the rear garden is arranged with paved patio, shaped lawn, raised planters and brick built garden stores.

Richmond Road is located off Liverpool Road where there are local shops and public transport facilities to the Town Centre. Birkdale Village is readily accessible together with the railway station on the Southport/Liverpool commuter line. There are a number of local primary and secondary schools within the vicinity.



Ground Floor
Approx. 77.2 sq. metres (831.4 sq. feet)



First Floor
Approx. 63.8 sq. metres (686.6 sq. feet)



Total area: approx. 141.0 sq. metres (1517.9 sq. feet)



Ground Floor

Entrance Vestibule

Hall

Lounge - 3.78m x 3.67m (12'5" x 12'0")

Living Room - 4.55m x 3.86m (14'11" into bay x 12'8")

Kitchen/Dining Room - 5.66m x 3.81m (18'7" x 12'6")

Conservatory - 3.81m x 3.35m (12'6" x 11'0")

First Floor

Landing

Bedroom 1 - 3.78m x 3.67m (12'5" x 12'0")

En-Suite - 2.06m x 0.93m (6'9" x 3'0")

Bedroom 2 - 4.55m x 3.3m (14'11" into bay x 10'10")

Bedroom 3 - 3.81m x 2.54m (12'6" x 8'4")

Bedroom 4 - 2.79m x 2.01m (9'2" x 6'7")

Bathroom - 2.44m x 1.93m (8'0" x 6'4")

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

Tenure:

Freehold

Mobile Phone Signal: Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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