



Farnborough Road, Birkdale, Southport, PR8 3DF

Occupying a much sought after residential area of Birkdale and well placed for accessing a number of highly regarded local schools, this well planned, substantial, semi detached house of the 'front doors together' style requires a programme of modernisation and is offered for sale with no onward chain.

Offering excellent potential, the gas centrally heated and double glazed accommodation is arranged over two floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge, Kitchen/Dining Room, Utility, Conservatory and WC to the ground floor with four double Bedrooms and a Shower Room to the first floor.

Outside, a block paved driveway provides off road parking for a number of vehicles and leads to the garage. The front and rear gardens are mature and laid to lawn with well stocked established shrub borders.

Farnborough Road is a cul de sac off Liverpool Road with local shops within a moments walk, and more extensive facilities at both Birkdale and Ainsdale villages.

Price: £295,000 Subject to Contract
Viewing: Strictly with the Agents (01704) 500 008



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.94m x 3.07m (12'11" x 10'1" plus bay)

Lounge - 3.78m x 3.33m (12'5" x 10'11")

Kitchen/ Dining Room - 5.87m x 3.63m (19'3" x 11'11")

Utility Room - 3.05m x 2.39m (10'0" x 7'10")

WC

Conservatory - 3.99m x 3.38m (13'1" max x 11'1")

First Floor:

Landing

Bedroom 1 - 5.23m x 3.76m (17'2" x 12'4" plus bay)

Bedroom 2 - 3.76m x 3.33m (12'4" x 10'11")

Bedroom 3 - 3.38m x 3.05m (11'1" x 10'0")

Bedroom 4 - 3.15m x 2.39m (10'4" x 7'10")

Shower Room - 2.62m x 2.39m (8'7" x 7'10" max)

Outside:

A block paved driveway provides off road parking for a number of vehicles and leads to the garage. The front and rear gardens are mature and laid to lawn with well stocked established shrub borders.

Council Tax:

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

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.

Ground Floor
Approx. 84.6 sq. metres (911.0 sq. feet)



First Floor
Approx. 71.0 sq. metres (763.9 sq. feet)

