

Bury Road, Birkdale, PR8

2 1 1

£165,000

- NO ONWARD CHAIN
- Sought After Birkdale Location
- Practical Layout
- Two well-sized bedrooms
- Shower Room & Family Bathroom
- Driveway & Storage/Utility
- Walk to Birkdale Primary School
- Leasehold
- EPC rating D

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Situated in a sought-after residential area, this well-presented, semi-detached home is ready to move in and located on the popular Bury Road in Birkdale. Offering an excellent opportunity for first-time buyers, downsizers, or investors alike and benefitting from a No Onward Chain Delay.

The property is approached via a generous paved driveway, providing ample off-road parking and access to an attached workshop. Upon entering via a useful vestibule hall, you are welcomed directly into a spacious and modern kitchen, creating a practical and sociable hub at the heart of the home.









The ground floor layout flows through to a bright and comfortable living space, ideal for relaxing or entertaining, with direct access to the rear garden via French patio doors. The practicality of the ground floor continues with a useful shower room at the rear which can also be utilised as a utility space.

To the first floor, the property offers, two well-proportioned bedrooms both with built in storage and a family bathroom.

Externally a low-maintenance rear garden is complete with a covered patio seating area. This is perfect for year-round use and offers a manageable outdoor space with scope to personalise.

Ideal for buyers seeking convenience, location, and potential and is close proximity to the highly regarded Birkdale Primary School. This property offers a fantastic opportunity to create a lovely home in a prime setting.

Disclaimer

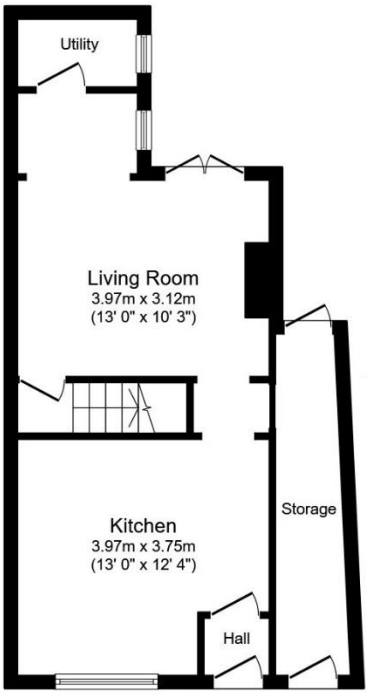
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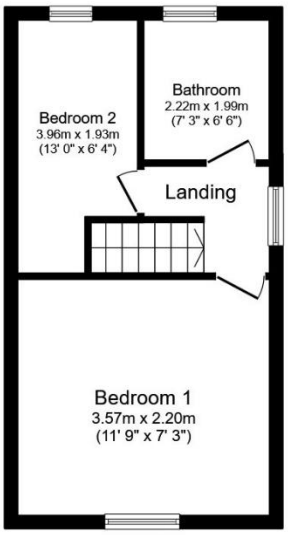






Ground Floor

Floor area 42.6 sq.m. (459 sq.ft.)



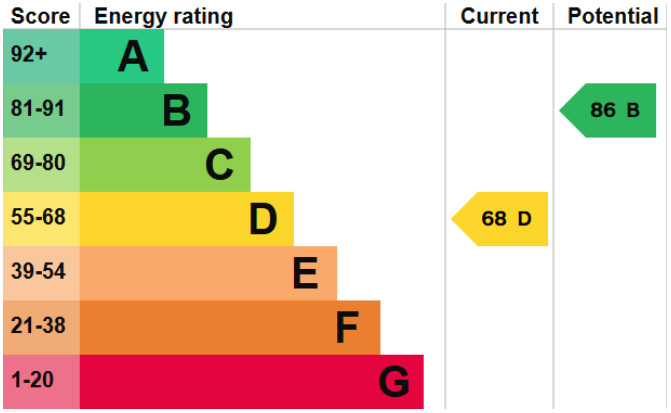
First Floor

Floor area 31.5 sq.m. (339 sq.ft.)

Total floor area: 74.1 sq.m. (798 sq.ft.)

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