



House - Semi-Detached

279 LIVERPOOL ROAD, BIRKDALE, SOUTHPORT, PR8 4PL

PCM

£950 PCM

FEATURES

- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- TWO GOOD SIZE BEDROOMS
- CONVEINIENT FOR BIRKDALE VILLAGE AND LOCAL SCHOOLS
- FITTED KITCHEN
- MODERN BATHROOM



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2 Bedroom House - Semi-Detached located in Southport

A well presented and extended semi detached house in popular residential location close to local schools and amenities. The accommodation briefly comprises entrance hall, lounge, family room and breakfast kitchen with integrated appliances. To the first floor there are two bedrooms and bathroom with modern white suite. The property benefits from gas central heating, double glazing and large landscaped rear garden. Internal inspection recommended.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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Council Tax Band

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.

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