



**43 Cardigan Road, Birkdale**  
**Southport, PR8 4SF**  
**£295,000**  
**'Subject to Contract'**

An early viewing is recommended to appreciate the extended accommodation offered by this semi-detached family house. Installed with both gas central heating and UPVC double glazing, the accommodation briefly includes; Entrance Hall, Front Lounge, Rear Lounge open plan to an extended Kitchen, creating a fabulous modern living space, Utility Room. On the First Floor there are three Bedrooms, a Bathroom and WC and the Main Bedroom with an Ensuite is located on the Second Floor. Established Gardens adjoin the property to both front and rear, with off road parking for two cars. The property is situated in a very popular residential area convenient for nearby Primary and Secondary Schools, Bus Services, the Railway Station at Hillside (which is on the Southport to Liverpool commuter line) and local facilities are found at Birkdale Village.

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*Southport's Estate Agent*



### Enclosed Vestibule

Double glazed outer storm doors, etched glazed inner door leading to....

### Entrance Hall

'Karndean' flooring flowing through from the hall into the open-plan living/dining kitchen. Stairs to first floor with hand rail, spindles and newel post. Coving and picture rail.

### Front Lounge - 4.06m into bay x 3.3m (13'4" into bay x 10'10")

Upvc double glazed bay window, wall light points, living flame coal effect gas fire with white painted surround and marble interior and hearth.

### Living Room - 3.35m x 4.34m (11'0" x 14'3")

White painted fire surround with marble interior and hearth 'Worcester' gas central heating boiler. Opening to...

### Kitchen - 3.58m x 4.65m (11'9" x 15'3")

Upvc double glazed window overlooking the rear garden, Upvc double glazed doors to the rear garden, four remote controlled velux roof lights with blinds. Single drainer 1 1/2 bowl stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers wall cupboards, glazed cupboard, wine rack. Working surfaces, under unit lighting. Recess for range style cooker with cooker hood above, integrated dishwasher, space for fridge freezer, part wall tiling.

### Utility Room - 2.44m x 2.82m (8'0" x 9'3")

Upvc double glazed window and Upvc outer door with double glazed insert, plumbing for washing machine space for tumble dryer and further space for fridge and freezers.

### First Floor Landing

### Bedroom 2 - 3.35m x 4.34m (11'0" x 14'3")

Two Upvc double glazed and leaded windows.

### Bedroom 3 - 2.46m extending to 3.4m x 2.84m (8'1" extending to 11'2" x 9'4")

Upvc double glazed window.

### Bedroom 4 - 2.84m x 2.39m (9'4" x 7'10")

Upvc double glazed window.

### Bathroom - 2.39m x 1.55m (7'10" x 5'1")

Upvc double glazed window tiled walls and floor panelled bath with mixer tap, shower attachment and further electric shower, vanity wash hand basin with cupboards below, low level wc, chrome towel rail/ radiator, recessed spot lighting.

### Second Floor Landing

Useful storage cupboard.

### Bedroom 1 - 5.64m to front of wardrobes x 2.74m (18'6" to front of wardrobes x 9'0")

A range of built in wardrobes with sliding doors to one wall, under eaves storage.

Upvc double glazed window with views over the neighbouring gardens.

### Ensuite/ Shower Room - 1.65m x 1.63m (5'5" x 5'4")

Upvc double glazed window, corner entry shower enclosure with thermostatic shower, pedestal wash hand basin, low level wc, recessed spotlighting, extractor.

### Outside

The property stands in gardens to both front and rear. The rear garden having a large paved patio, lawn, borders and shed and the front garden is mainly paved to provide off road parking for two cars.

### Council Tax

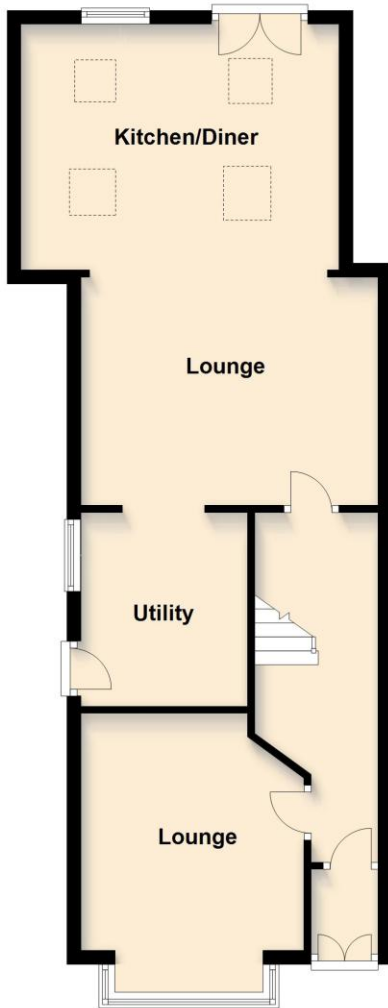
Council Tax is Sefton MBC Band C

### Tenure

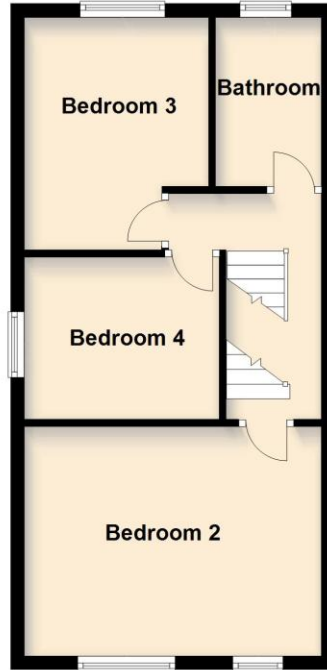
The tenure of the property is Freehold



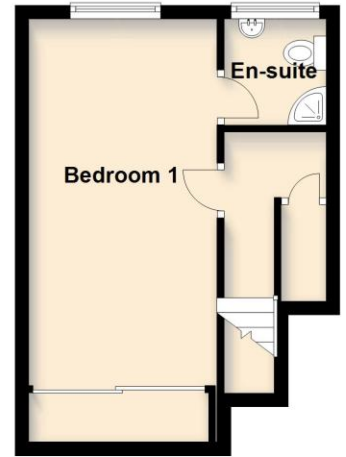
### Ground Floor



### First Floor



### Second Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.



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