



**5 Grantham Road, Birkdale,  
Southport, PR8 4LS  
£200,000 Subject to Contract**

This semi-detached house is situated in a popular residential location, convenient for both local primary and secondary schools, together with the amenities at Birkdale Village. Gas central heating is installed together with upvc double glazing, and the accommodation briefly includes; entrance hall, lounge, breakfast kitchen, conservatory, with two bedrooms and a bathroom on the first floor. The property stands in established gardens, with off road parking for a number of vehicles and a garage. **Early viewing advised.**



## Open Vestibule

### Entrance Hall

Upvc outer door, stairs to the first floor. Glazed door to....

### Lounge - 4.17m x 4.42m (13'8" x 14'6")

Upvc double glazed window over looking the front garden. Wood grain laminate flooring. Living flame, coal effect, gas fire and attractive hearth. Door to a useful understairs storage area, housing a 'Baxi' gas central heating boiler.

### Kitchen/Breakfast Room - 2.26m x 4.39m (7'5" x 14'5")

Two upvc double glazed windows overlooking the rear garden. Single drainer, stainless steel sink unit with mixer tap, base units with cupboards and drawers, wall cupboards, working surfaces. Plumbing for washing machine.

### Conservatory - 2.92m x 2.74m (9'7" x 9'0")

Upvc double glazed windows and double doors to the rear garden.

### WC - 1.27m x 0.91m (4'2" x 3'0")

Wash hand basin, low level wc, part tiled walls and tiled floor. Upvc double glazed window.

### First Floor Landing

### Bedroom 1 - 3.15m x 4.37m extending to 5.38m (10'4" x 14'4" extending to 17'8")

Two upvc double glazed windows.

### Bedroom 2 - 2.72m x 3.43m (8'11" x 11'3")

Upvc double glazed window.

### Bathroom - 2.36m x 2.54m (7'9" x 8'4")

Large walk in shower enclosure with thermostatic shower, panelled bath, vanity wash hand basin with cupboard below, low level wc. Chrome towel rail/radiator, tiled walls. Upvc double glazed window.

### Outside - 5.54m x 2.87m (18'2" x 9'5")

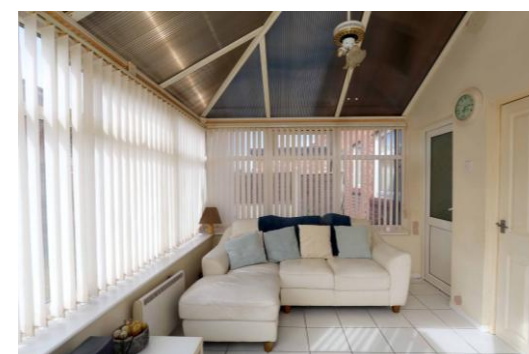
Gardens to the front side and rear. Off road parking for a number of vehicles, **garage**, 5.54m x 2.87m (18'2" x 9'5") . The rear garden has lawn and patio.

### Tenure

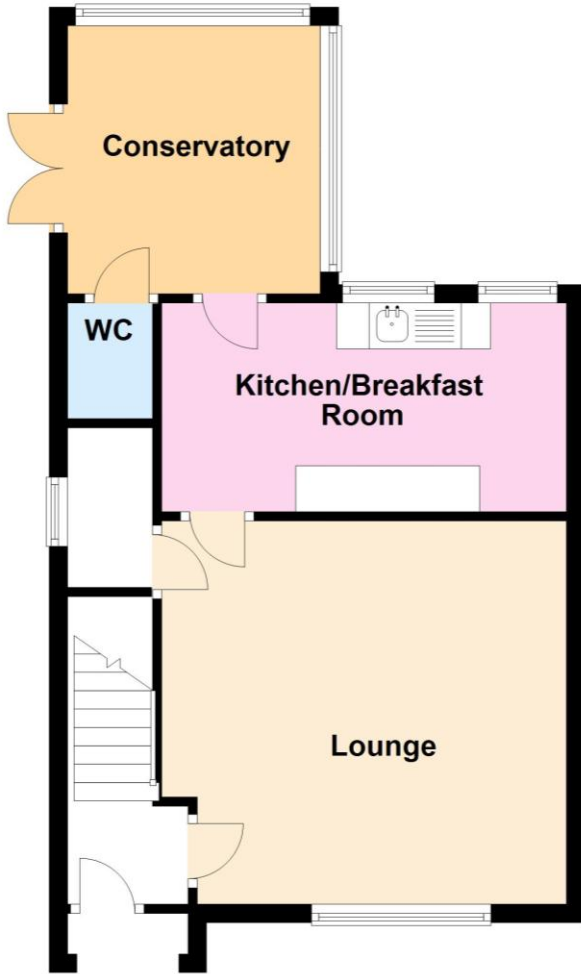
Freehold

### Council Tax

Sefton Council Tax Band - B.



## Ground Floor

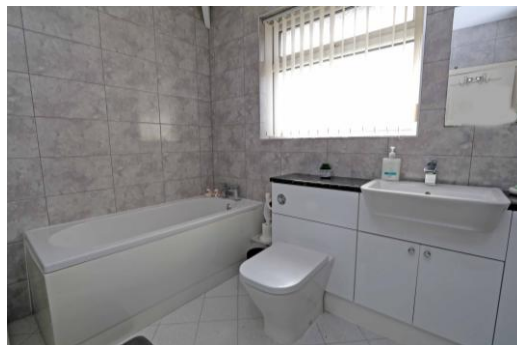


## First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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