



**97 Stafford Road, Birkdale, Southport,
PR8 4LY**

£200,000 Subject to Contract

Offered for sale with no chain delay, this semi detached house is situated in a popular and established residential location. The location is convenient for nearby local Primary School and facilities on Liverpool Road, popular High Schools are also in the area and further amenities can be found at Birkdale Village. Installed with gas central heating and Upvc double glazing the accommodation would benefit from some modernisation and briefly includes; entrance hall, lounge, open plan to sitting area and dining room, kitchen and there are 3 bedrooms and a bathroom to the first floor. Garden to the front and rear and adjoining garage.

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Southport's Estate Agent

Enclosed Vestibule

Double glazed sliding outer door, tiled floor. Fielded and panelled inner door to....

Entrance Hall

Stairs to the first floor with useful storage cupboard below.

Front Lounge - 4.04m x 3.66m (13'3" into bay x 12'0")

Double glazed bay window, wall light points, hole in the wall fireplace. Opening to...



Living Room - 3.1m x 3.4m (10'2" x 11'2")

Opening to...



Dining Room - 3.66m x 3.05m (12'0" x 10'0")

Double glazed window, double glazed patio door and side screen to the rear garden.

Kitchen - 2.79m x 2.01m (9'2" x 6'7")

Double glazed window, single drainer stainless steel sink unit below, base units with cupboards and drawers, wall cupboards and working surfaces, extractor. Door to garage.



First Floor Landing

Double glazed window. Extending drop down ladder leads to the loft space which has been boarded for storage.

Bedroom 1 - 3.2m x 2.46m (10'6" x 8'1" to front of wardrobes)

Built in wardrobes with overhead storage cupboards and centre dressing table, opening to...



Dressing Room/ Sitting Area - 2.46m x 3.05m (8'1" x 10'0")

Vanity wash hand basin, and double glazed sliding patio door to balcony overlooking the rear garden.

Bedroom 2 - 3.3m x 2.67m (10'10" x 8'9" to front of built in fitments)

Built in wardrobes overhead storage cupboards and dressing table, double glazed window.



Bedroom 3 - 2.34m x 2.08m (7'8" overall x 6'10")

Double glazed window, built in wardrobe and overhead storage cupboard.

Bathroom - 1.7m x 2.16m (5'7" x 7'1")

Twin grip panelled bath with thermostatic shower and shower screen, vanity wash hand basin with cupboard below, low level WC, part tiled walls, extractor and double glazed window.



Outside

Adjoining garage with up and over door, electric light and power supply and housing the 'Glow Worm' gas central heating boiler, the garage tapers and measures 26'1" x 7'9" average measurements reducing to 3'8" narrowest measurement. A door leading to a south facing rear garden with patio, lawn and edged flower beds. The front garden has a drive and is mainly paved with loose stone borders.

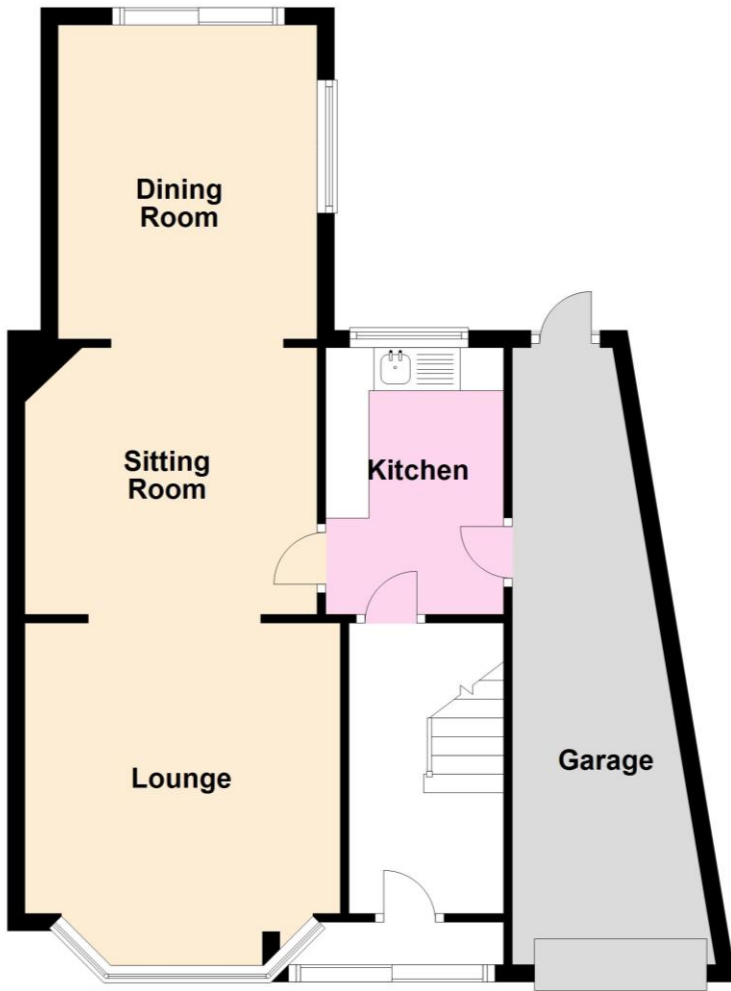
Council Tax

Sefton MBC band C.

Tenure

Freehold

Ground Floor



First Floor



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



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