



-  Immaculate Semi Detached House
-  Refurbished In 2025
-  Three Bedrooms

-  Two Reception Rooms
-  Parking & Good Size Rear Garden
-  No Chain

**Price: £215,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







This beautifully presented, bay fronted, semi detached house of the 'front doors together' style has recently completed a comprehensive programme of refurbishment and must be viewed to be fully appreciated.

Offered for sale with no onward chain, the gas centrally heated and double glazed property has new kitchen, modern shower room, and has new flooring and redecoration throughout. Arranged over two floors, the accommodation briefly comprises: Entrance Vestibule, Hall, living Room, Dining Room and Kitchen to the ground floor with three Bedrooms and Shower Room to the first floor.

Outside, the front is block paved to provide off road parking, whilst the rear garden has patio with raised planters leading to shaped lawn and further patio area at the foot of the garden.

There are local shops and public transport facilities adjacent to the property and the many amenities of Birkdale Village are readily accessible, including the railway station on the Southport/Liverpool commuter line. Local schools are also within the vicinity.





## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 3.73m x 3.48m plus bay (12'3" x 11'5")

**Dining Room** - 3.73m overall x 3.53m (12'3" x 11'7")

**Kitchen** - 3.28m overall x 2.31m (10'9" x 7'7")

## First Floor:

### Landing

**Bedroom 1** - 3.48m x 3.1m (11'5" x 10'2")

**Bedroom 2** - 3.53m x 2.41m (11'7" x 7'11")

**Bedroom 3** - 2.57m x 2.31m (8'5" x 7'7")

**Shower Room** - 2.36m x 2.31m (7'9" x 7'7")

**Outside:** The front is block paved to provide off road parking, whilst the rear garden has patio with raised planters leading to shaped lawn and further patio area at the foot of the garden.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

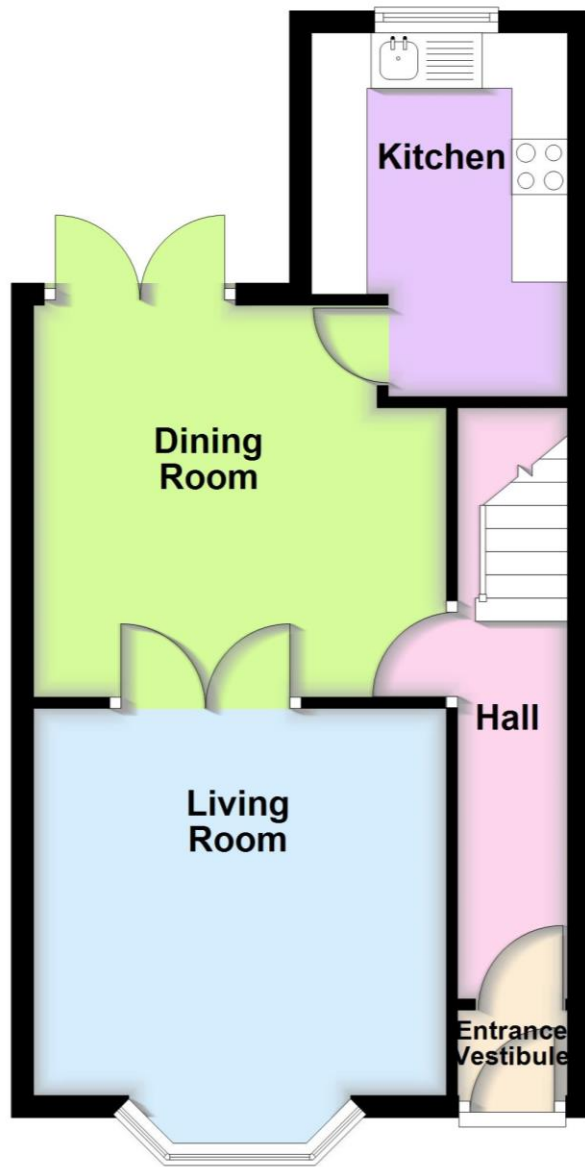
© 2025 All Rights Reserved





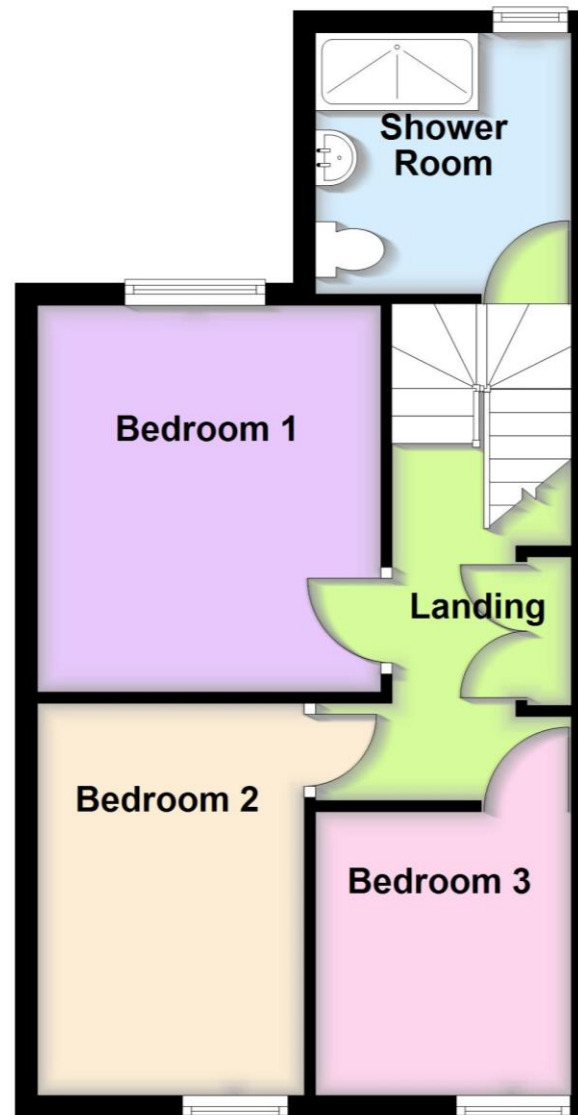
## Ground Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 80.2 sq. metres (863.0 sq. feet)

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport  
PR9 0NW

01704 500 008  
[www.karenpotter.co.uk](http://www.karenpotter.co.uk)