

£350,000
Subject to contract





NO CHAIN - An attractive detached bungalow occupying a particularly convenient location to the shore side of Birkdale and immediately adjacent to the many amenities of Birkdale Shopping Village.

The property offers deceptively spacious, extended accommodation briefly comprising Enclosed Vestibule, Hall, Rear Living Room with separate Rear Dining Room, Fitted Kitchen (with double oven, gas hob, microwave, fridge/freezer, dishwasher and washing machine etc), three double Bedrooms (all with built in wardrobes), Bathroom and separate Shower room. There are established gardens to the front and rear of the bungalow, the rear enclosed and enjoying a south-easterly aspect, the front incorporating a driveway providing off road parking and leading to the garage which has an electrically operated, remote controlled up and over door.

York Road is located off Weld Road adjacent to Birkdale Village with its many shops, bars and restaurants together with the railway station on the Southport/Liverpool line.

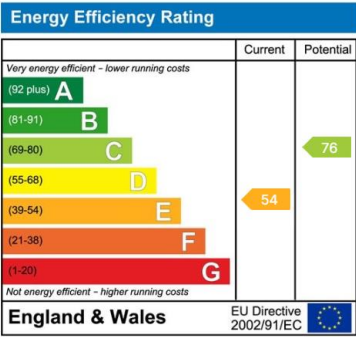


YORK ROAD, BIRKDALE, SOUTHPORT PR8 2DU

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Total area: approx. 126.1 sq. metres (1357.6 sq. feet)



Enclosed Vestibule

Hall

Rear Living Room - 4.7m x 3.66m (15'5" x 12'0") overall.

Rear Dining Room - 3.45m x 3.4m (11'4" x 11'2")

Kitchen - 3.91m x 2.95m (12'10" x 9'8") overall measurements, plus door recess.

Front Bedroom 1 - 4.55m x 3.94m (14'11" x 12'11") including area housing built in wardrobes.

Front Bedroom 2 - 3.81m x 3.3m (12'6" x 10'10") including area housing built in wardrobes.

Rear Bedroom 3 - 6.1m x 2.31m (20'0" x 7'7") including area housing built in wardrobe.

Bathroom - 2.69m x 2.24m (8'10" x 7'4")

Shower Room - 2.41m x 1.52m (7'11" x 5'0")

Outside:

There are established gardens to the front and rear of the bungalow, the front incorporating off road parking with a driveway leading to an attached garage with electric up and over door. The enclosed rear garden has a south-easterly aspect and is planned with lawn, borders and patio.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F.

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.

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