



£180,000  
Subject to contract



NO CHAIN - An excellent opportunity to purchase this well proportioned, three bedroom semi detached house with the many amenities of Southport town centre and Birkdale village readily accessible.

The property offers well planned accommodation comprising Porch, open plan Lounge/ Dining Room, Kitchen and Shower Room to the ground floor with three Bedrooms to the first. Gas central heating and upvc double glazing are installed.

Outside, there is a paved area to the front with a larger than average garden to the rear, arranged as a paved patio area leading to astroturf area for ease of maintenance. There is also a timber built shed and summer house.

Banastre Road is a continuation of Boundary Street which, in turn, is located off Eastbourne Road/Cemetery Road. There are local shops at Upper Aughton Road and Shakespeare Street and the many amenities of the town centre are readily accessible. Local schools are also within the vicinity.

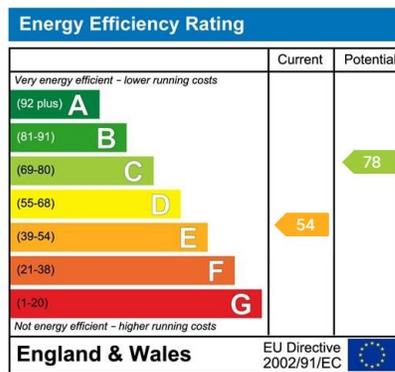


BANASTRE ROAD, BIRKDALE, SOUTHPORT PR8 5BG

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Total area: approx. 82.6 sq. metres (888.9 sq. feet)



## Ground Floor:

### Porch

**Open Plan Lounge/ Dining Room** - 7.42m x 4.24m reducing to 3.48m (24'4" x 13'11" reducing to 11'5")

**Kitchen** - 4.44m x 2.03m and 1.98m (14'7" x 6'8" and 6'6")

**Inner Hall** - 2.06m x 0.91m (6'9" x 3'0")

**Shower Room** - 2.03m x 1.8m (6'8" x 5'11")

### First Floor:

#### Landing

**Bedroom 1** - 4.32m x 3.35m (14'2" x 11'0")

**Bedroom 2** - 3.63m x 2.74m (11'11" x 9'0")

**Bedroom 3** - 2.08m x 1.98m (6'10" x 6'6")



**Outside:** There is a paved area to the front with a larger than average garden to the rear, arranged as a paved patio area leading to astro turf area for ease of maintenance. There is also a timber built shed and summer house.

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

**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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