





An early inspection is highly recommended of this well presented, semi detached house, located in a sought after residential area, well placed for accessing the amenities of Ainsdale village. The gas centrally heated and double glazed accommodation is offered for sale with no onward chain and briefly comprises: Hallway, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

Outside, there is a paved driveway to the front providing off road parking. The rear garden is a good size with garden stores, paved patio, shaped lawn and established borders. Heathfield Road forms part of an established residential area conveniently located for access to a number of junior and senior schools, together with the railway stations at Hillside and Ainsdale.

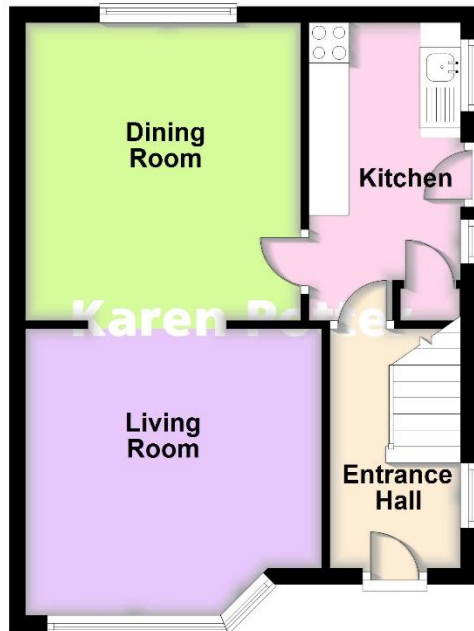


HEATHFIELD ROAD, BIRKDALE, SOUTHPORT PR8 3DY

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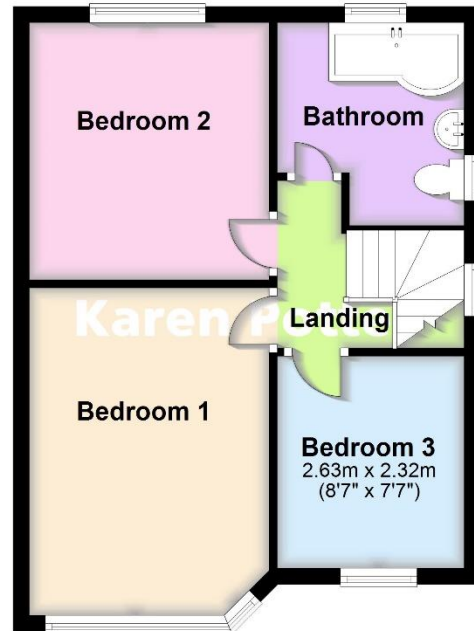
Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)

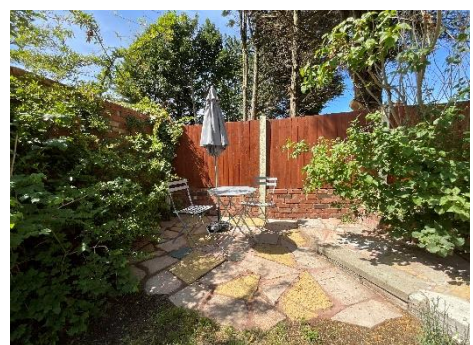


First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 sq. feet)



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HALL

LIVING ROOM 12' 1" overall x 11' 8" (3.68m x 3.56m)

DINING ROOM 12' 1" x 11' 2" (3.68m x 3.4m)

KITCHEN 12' 1" x 6' 2" (3.68m x 1.88m)

FIRST FLOOR:

LANDING

BEDROOM 1 13' 4" overall x 10' 6" (4.06m x 3.2m)

BEDROOM 2 10' 6" x 10' (3.2m x 3.05m)

BEDROOM 3 8'7" x 7'7" (2.63m x 2.32m)

BATHROOM 8' 3" x 6' 11" (2.51m x 2.11m)

OUTSIDE: There is a paved driveway to the front providing off road parking. The rear garden is a good size with garden stores, paved patio, shaped lawn and established borders.

COUNCIL TAX: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

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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