



**£175,000**  
Subject to contract





Occupying the whole span of the second/top floor of this converted Victorian detached house, this well presented flat is located in a sought after residential area of Birkdale, well placed for accessing the village's shops, restaurants and bars, the railway station on the Southport to Liverpool line and the beach.

Offered for sale with no onward chain, installed with gas central heating and double glazing, the well planned accommodation briefly comprises: Entrance door, shared with the first floor flat, with staircase to first floor and own front door. This gives access to a private entrance vestibule with stairs leading up to the Reception Hall, Living Room, Kitchen, two Bedrooms, modern Shower Room and Walk In Store.

Outside, the property stands in well maintained, established, communal gardens with off road parking.



OXFORD ROAD, BIRKDALE, SOUTHPORT PR8 2JR

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## Second Floor

Approx. 98.8 sq. metres (1063.4 sq. feet)



Total area: approx. 98.8 sq. metres (1063.4 sq. feet)



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**Ground Floor:**

Communal Entrance with staircase to first floor and own front door

**First Floor:**

Private entrance door to vestibule with staircase to accommodation on the second floor

**Second Floor:**

**Reception Hall** - 6.68m overall x 3.45m (21'11" x 11'4")

**Living Room** - 4.7m x 4.5m (15'5" x 14'9")

**Kitchen** - 4.62m x 2.11m (15'2" x 6'11")

**Bedroom 1** - 5.11m overall x 4.6m overall (16'9" x 15'1")

**Bedroom 2** - 4.62m overall x 3.28m overall (15'2" x 10'9")

**Shower Room** - 1.93m x 1.88m (6'4" x 6'2")

**Store** - 2.62m x 2.26m (8'7" x 7'5")

**Outside:**

The property stands in well maintained, established, communal gardens with off road parking.

**Council Tax:**

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

**Tenure:**

Leasehold for a residue term of 999 years from 5/2/1874 with a fixed annual ground rent of £25

**Maintenance/Service Charge:**

The owner advises us that they pay £750 per annum as a contribution towards the general maintenance of the building which includes building insurance premium; general repairs; gardening; cleaning and lighting of the communal areas.

**Mobile Phone Signal:**

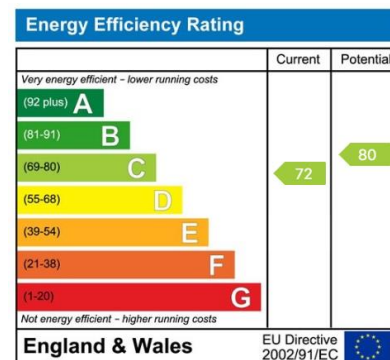
Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**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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