






-  Semi Detached House
-  Three Bedrooms
-  Through Lounge-Dining Room

-  Recently Redecorated Throughout
-  Cul de Sac Position
-  Inspection Recommended

Price: £215,000 Subject to Contract

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





An early inspection is strongly recommended to appreciate the well planned and attractively proportioned family home, occupying a cul de sac position in a sought after residential area of Birkdale.

This gas centrally heated and double glazed accommodation briefly comprises Hall, through Lounge/Dining Room and fitted Kitchen to the ground floor with two double Bedrooms, a single Bedroom and Bathroom to the first floor.

Outside, there are gardens to the front and rear, the front providing off road parking with EV charging point. The rear garden is private and mainly laid to lawn with established borders.

Ranelagh Drive is located between Heathfield Road and Leybourne Avenue, convenient for public transport facilities to the town centre. Ainsdale village is readily accessible together with a number of local primary and secondary schools.



Ground Floor:

Hall

Lounge/Dining Room - 7.32m x 2.62m (24'0" x 8'7")

Kitchen - 3.68m x 1.85m (12'1" x 6'1")

First Floor:

Landing

Bedroom 1 - 4.06m x 3m (13'4" x 9'10")

Bedroom 2 - 3.15m x 3m (10'4" x 9'10")

Bedroom 3 - 2.44m x 2.29m (8'0" x 7'6")

Bathroom - 2.54m x 2.29m (8'4" x 7'6")

Outside: There are gardens to the front and rear, the front providing off road parking with EV charging point. The rear garden is private and mainly laid to lawn with 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>

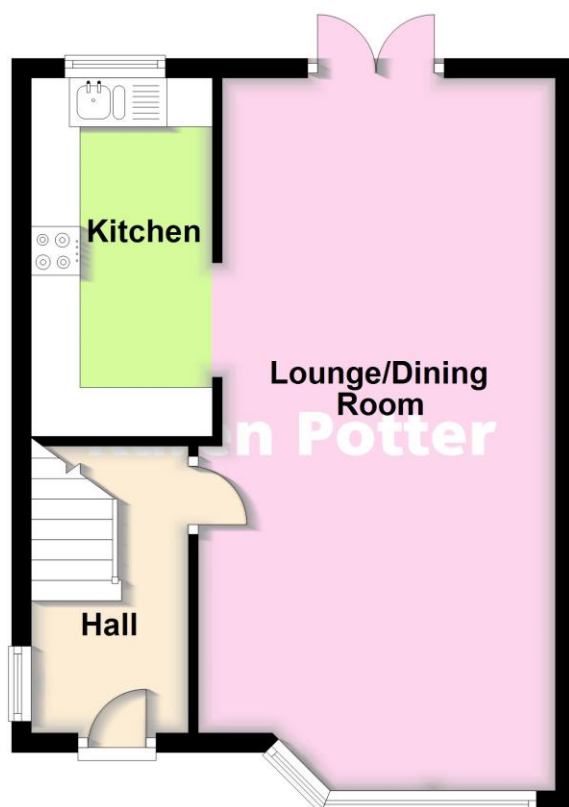
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved



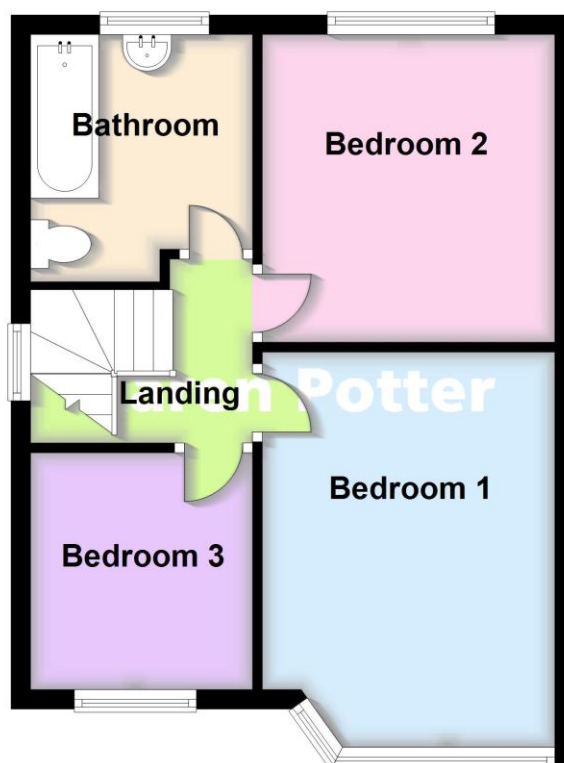
Ground Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.1 sq. feet)



**AWAITING
EPC**

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**