5 Hill Street
Southport
Merseyside
PR9 0NW

Telephone (01704) 500 008
www.karenpotter.co.uk

Langdale Gardens, Birkdale, Southport PR8 4PF

- **Semi Detached House**
- **In Need Of Modernisation**
- **Three Bedrooms**
- **Living Room Open To Dining Room**
- **Garage**
- **Private Rear Garden**

No Chain - Located on a quiet cul de sac well placed for accessing the shops and schools of Birkdale, this semi detached house would benefit from a programme of modernisation.

Installed with gas central heating and double glazing, the well planned accommodation briefly comprises: Porch, Hall, Living Room, Dining Room, Kitchen to the ground floor with three bedrooms, shower room and separate WC on the first floor. Outside, the front is paved to provide driveway leading to garage, additional hard standing for caravan etc, whilst the private rear garden is compact and paved for ease of maintenance.

Langdale Gardens is a cul de sac off Liverpool Road between the junctions of Arundel Road and Sandon Road.

Price: £159,950 Subject to Contract

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

NAEA
The Property Ombudsman

GROUND FLOOR:
PORCH Upvc double glazed entrance door and matching windows to side and front, glazed obscure entrance door to Hall

HALL Staircase to first floor landing, built in storage cupboard

LIVING ROOM 13' 10" x 10' 11" (4.22m x 3.33m) Upvc double glazed window to front, coal effect gas fire set in tiled surround, sliding door to Dining Room

DINING ROOM 10' x 10' 11" (3.05m x 3.33m) Upvc double glazed window to rear, door to Kitchen

KITCHEN 9' 3" x 8' 3" (2.82m x 2.51m) Fitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge and cooker, upvc double glazed window to rear, under-stairs storage cupboard, wall mounted gas boiler, upvc double glazed side door to garden

FIRST FLOOR:
LANDING Upvc obscure double glazed window to side

BEDROOM 1 12' 1" x 10' 11" (3.68m x 3.33m) Upvc double glazed window to front, built-in double wardrobe

BEDROOM 2 13' 9" x 10' 11" (4.19m x 3.33m) Upvc double glazed window to rear, built-in double wardrobe

BEDROOM 3 7' 2" x 6' 7" (2.18m x 2.01m) Upvc double glazed window to front, double door to storage cupboard.

SHOWER ROOM Fitted with two piece suite comprising double shower enclosure with fitted shower above and matching shower base, vanity wash hand basin and wall mounted mirror full height ceramic tiling to all walls, upvc obscure double glazed window to rear

WC Upvc obscure double glazed window to side, fitted with low-level wc, full height ceramic tiling to all walls

OUTSIDE: The front is paved to provide off road parking and has hard standing for a caravan etc. The rear garden is also paved for ease of maintenance.

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

Tenure: Leasehold for the residue of a term of 921 years (as of 2018) subject to an annual ground rent of £110.

Please Note: 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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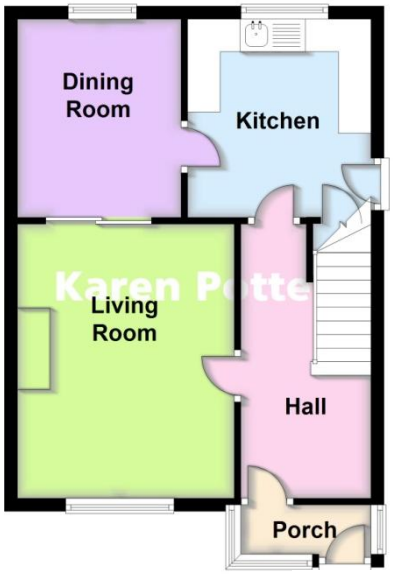
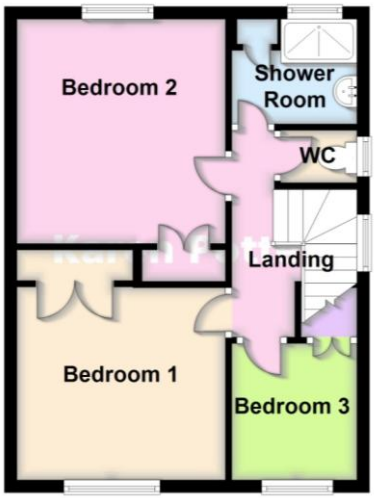
Ground Floor

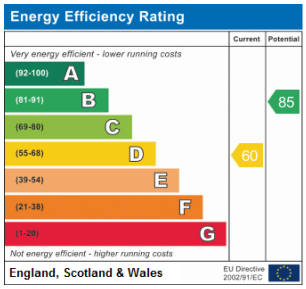
Approx. 41.7 sq. metres (448.8 sq. feet)

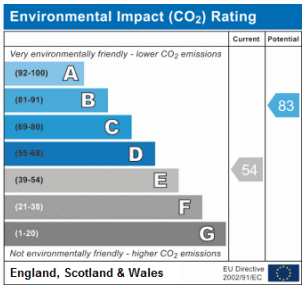


First Floor

Approx. 39.9 sq. metres (430.0 sq. feet)







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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 15/06/2018