



Bickerton Road, Birkdale, Southport PR8 2DY

-  **Detached House**
-  **Four Bedrooms**
-  **Three Reception Rooms**
-  **Shower Room & Bathroom**
-  **Fitted Breakfast Kitchen**
-  **Double Garage and Gardens**

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this detached house which is located within a cul-de-sac off Trafalgar Road and within easy access of the many amenities of Birkdale Village.

The accommodation is installed with upvc double glazing and central heating, briefly comprising Hall, Living Room, Lounge, Dining Room, Fitted Breakfast Kitchen, Conservatory and Shower Room to the ground floor with four Bedrooms and Bathroom to the first.

Outside there are established gardens to the front and rear, the front incorporating a paved driveway leading to a detached double width garage. The rear garden is of an easily manageable size with lawn, borders and two patio areas.

Bickerton Road is located off Trafalgar Road where there are public transport facilities to the town centre. The railway station on the Southport/Liverpool commuter line is readily accessible together with a number of primary and secondary schools. The Royal Birkdale Golf Club is a short walk away.

Price: £299,950 Subject to Contract

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

GROUND FLOOR: HALLWAY Upvc double glazed entrance door and window to side, staircase to first floor landing, built-in under-stairs storage cupboard, built-in cloaks cupboard with hanging space and shelving, coving to ceiling.

LIVING ROOM 17' x 12' (5.18m x 3.66m) Upvc double glazed bay bow window to front, electric fire set in style surround, coving to ceiling.



LOUNGE 12' x 10' 11" (3.66m x 3.33m) Electric fire set in marble style surround, coving to ceiling, upvc double glazed sliding patio door to garden.



DINING ROOM 13' 7" x 11' 6" (4.14m x 3.51m) Upvc double glazed window to front, fitted cupboards, drawers and leaded display cabinet, coving to ceiling.

KITCHEN/BREAKFAST ROOM 11' 6" x 10' 11" (3.51m x 3.33m) Fitted with a matching range of modern base and eye level cupboards with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, upvc double glazed window to rear, door to Conservatory.

CONSERVATORY 7' 9" x 6' 7" (2.36m x 2.01m) Upvc double glazed construction with polycarbonate roof, upvc double glazed door to garden.



SHOWER ROOM Fitted with three piece modern white suite comprising double shower enclosure with fitted shower above, pedestal wash hand basin, close coupled wc and extensive ceramic tiled surround, wall mounted mirror, shaver point and light, two upvc obscure double glazed windows to side.

FIRST FLOOR: LANDING Upvc obscure double glazed window to side, coving to ceiling, access to loft space, built-in airing cupboard housing hot water cylinder, slatted shelving.

BEDROOM 1 12' 9" x 11' 11" (3.89m x 3.63m) Upvc double glazed window to front, fitted wardrobes to one wall.



BEDROOM 2 12' 9" x 11' 7" (3.89m x 3.53m) Upvc double glazed window to front, fitted wardrobes to one wall.

BEDROOM 3 16' 6" x 7' 10" (5.03m x 2.39m) Upvc double glazed window to rear, built-in storage cupboards to one wall, coving to ceiling.

BEDROOM 4 7' 10" x 7' (2.39m x 2.13m) Upvc double glazed window to rear.

BATHROOM Fitted with three piece coloured suite comprising deep panelled bath with hand shower attachment, pedestal wash hand basin and low-level wc, full height ceramic tiling to all walls, wall mounted mirror, mirrored cabinet, shaver point, upvc obscure double glazed window to side.



OUTSIDE: To the front lies a mature front garden with a variety of shrubs, paved driveway down the side leading to a detached brick built double garage (17'10" x 15' 7") with UPVC window and personal door to side, power, light and water connected. The rear garden provides paved sun patio, lawn with mature borders, timber summerhouse and further private patio area beyond the garage.

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

Tenure: Yet to be formally verified.

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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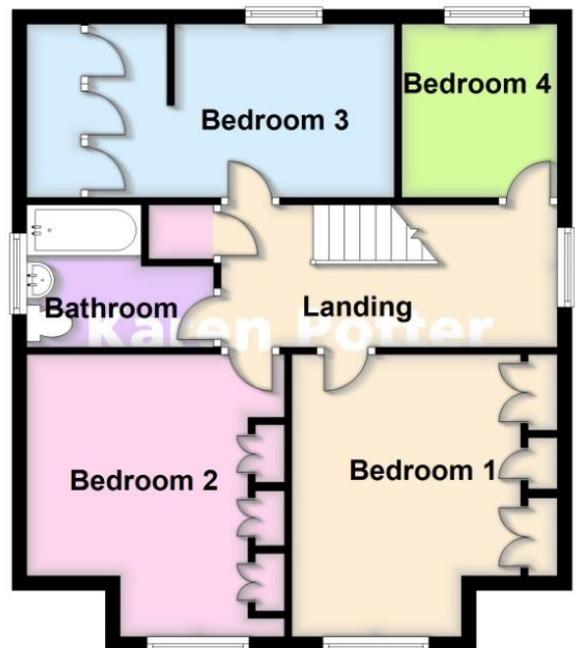
Ground Floor

Approx. 82.5 sq. metres (888.1 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.2 sq. feet)



Total area: approx. 141.5 sq. metres (1523.3 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 56 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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 04/07/2018