



Bedford Road, Southport PR8 4HY

-  **Semi Detached House**
-  **Two Bedrooms**
-  **Two Reception Rooms**
-  **Modern Fitted Kitchen**
-  **Garden**
-  **Off Road Parking**

INTERNAL INSPECTION RECOMMENDED This semi detached house of the 'doors together' style has been modernised by the current owners, to provide bright and spacious accommodation in a sought after area of Birkdale.

The property is gas centrally heated and upvc double glazed throughout with accommodation briefly comprising: Entrance Vestibule, Living Room, Dining Room, Kitchen and Utility/WC to the ground floor with two double Bedrooms and Bathroom on the first floor. Outside, there is driveway parking to the front and a beautifully maintained rear garden with vegetable patch and fruit trees.

Bedford Road is located off Kew Road where there are local shops and public transport facilities leading to the town centre. Birkdale Shopping Village is readily accessible and there are a number of primary and secondary schools within the vicinity.

Price: £135,000 Subject to Contract

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

GROUND FLOOR: ENTRANCE VESTIBULE Double glazed entrance door to front, tiled floor.

LIVING ROOM 11' 9" x 10' 6" (3.58m x 3.2m) Upvc double glazed window to front, coal effect gas fire set in tiled surround, varnished floorboards, coving to ceiling, door to Dining Room.

DINING ROOM 11' 9" x 11' 6" (3.58m x 3.51m) Upvc double glazed window to rear, ornamental fireplace with tiled surround, varnished floorboards, picture rail.

KITCHEN 10' 4" x 6' 4" (3.15m x 1.93m) 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, built-in eye level electric double oven, built-in four ring gas hob with pull out extractor hood over, upvc double glazed window to side.

LOBBY Space for fridge/freezer, upvc double glazed side door to garden, doors to Utility.

UTILITY ROOM 6' 4" x 4' 7" (1.93m x 1.4m) Plumbing for washing machine, upvc obscure double glazed window to side, fitted shelving, tiled floor, fitted corner wash hand basin and low-level wc.

FIRST FLOOR: LANDING Doors to both Bedrooms and Bathroom.

BEDROOM 1 11' 9" x 10' 6" (3.58m x 3.2m) Upvc double glazed window to front, coving to ceiling, built in storage cupboard.



BEDROOM 2 11' 6" x 8' 11" (3.51m x 2.72m) Upvc double glazed window to rear, coving to ceiling.

BATHROOM 7' 3" x 6' 4" (2.21m x 1.93m) Fitted with three piece modern white suite comprising deep panelled bath with separate shower over and glass screen, fitted wash hand basin in vanity unit and close coupled wc, extractor fan, mirrored cabinet, upvc obscure double glazed window to rear.



OUTSIDE: Gravel driveway to the front providing off-road parking. Enclosed rear garden with vegetable garden, apple and plum tree, patio and shaped lawn.

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

Tenure: Freehold.

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

© 2018 All Rights Reserved

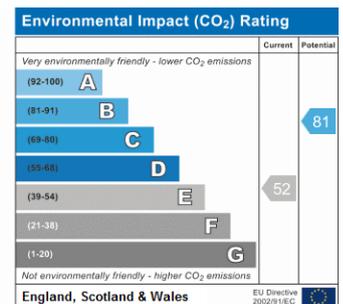
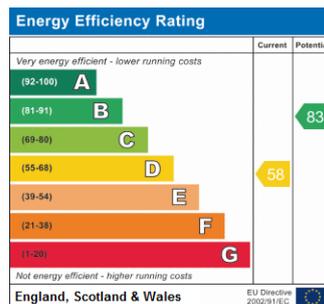
Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.4 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 22/10/2018