



St. Johns Road, Southport, PR8 4JP

£245,000 Freehold

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Key Features Include

- ✓ **Stunning Family Home**
- ✓ **Tasteful Decor**
- ✓ **Birkdale Location**
- ✓ **Three Bedrooms**
- ✓ **Two Reception Rooms**
- ✓ **Breakfast Kitchen**

This beautifully presented and well maintained home is located in a sought after location in the heart of Birkdale. The current owner has left no stone unturned in creating the perfect living space. The accommodation briefly comprises; reception hall with oak flooring, two reception rooms, breakfast kitchen, utility room and WC to the downstairs, whilst upstairs are three double bedrooms and a spacious four piece bathroom.

The rear garden is an absolute delight, and there is a wide driveway to the front providing plenty of off road parking.

Early Viewing is highly recommended.

 **northwood**
Over & Above



Porch

UPVC front door to enclosed porch with decorative tiled flooring.

Hallway

Radiator, stairs to first floor.

Lounge 3.39m x 4.20m (11'1" x 13'9")

Bay window to the front aspect, open hearth with inset down lighting. Radiator.



Dining Room 4.23m x 3.08m (13'11" x 10'1")

Double French doors to the patio and rear garden. Open hearth with multi fuel stove. Radiator. Oak flooring.

Kitchen 7.01m x 2.37m (23'0" x 7'9")

Excellent range of base and wall units incorporating integrated appliances, range cooker with extractor over, double circular inset stainless steel sinks, under counter lighting, window to the side aspect, door to the utility room. Door to the under stairs storage.



Utility Room 1.49m x 1.49m (4'11" x 4'11")

Window to the rear aspect, plumbing for washing machine, vented for tumble dryer. Door to WC.

WC

Window to the rear aspect, WC and wash hand basin.





Landing

Access to all bedrooms and bathroom

Bedroom One 3.41m x 3.34m (11'2" x 10'11")

Bay window to the front aspect, two joiner built in wardrobes.

Bedroom Two 3.65m x 3.60m (12' x 11'10")

Window to the rear aspect, fitted double wardrobes.



Bedroom Three 4.36m x 2.09m (14'4" x 6'10")

Window to the front aspect, radiator, loft access to loft with easy access pull down ladder.

Loft

Loft is part boarded and houses the Worcester Central Heating Boiler.

Bathroom 3.01m x 1.86m (9'11" x 6'1")

Walk in shower with 'Rain shower' over, vanity style wash hand basin, bath with mixer tap, tall radiator, window to the rear aspect.

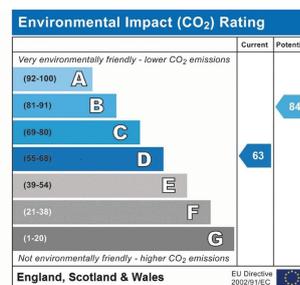
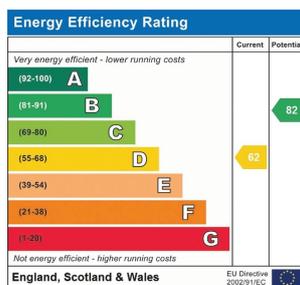


Rear Garden

Well established garden being fully enclosed and incorporating, lawn, paved patio area, mature trees, shrubs, plants and ornamental pond. Exterior electrics, outside tap, and timber shed.

Front Garden

Block paving providing ample off road parking.



Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.