

238 Liverpool Road
Birkdale, PR8 4PD, £300,000
'Subject to Contract'

A rather unique and deceptively spacious, double-fronted semi-detached family home, ideally positioned within easy reach of both Hillside and Birkdale, offering excellent access to a wide range of local amenities, schools and transport connections. The property occupies a convenient residential position with a number of well-regarded primary and secondary schools nearby, including the much sought-after Farnborough Road Primary School. Excellent commuter links are also available, with nearby rail services providing connections towards Manchester Piccadilly, while Birkdale railway station offers regular services towards Liverpool Central. The vibrant and highly regarded Birkdale Village is also within easy reach, renowned for its excellent selection of independent specialty shops, restaurants, bars and thriving café culture. Internally, the accommodation is well proportioned throughout and briefly comprises an entrance porch leading into a welcoming entrance hall, a sitting room positioned to the front of the property and a separate rear lounge providing access to the enclosed rear garden. The ground floor also benefits from a spacious breakfast kitchen and a convenient WC. To the first floor, there are three generously proportioned double bedrooms, together with a modern, larger-than-average family bathroom incorporating a four-piece suite. Externally, the property benefits from off-road parking to the front, with gardens thoughtfully arranged for ease of maintenance. A right of way over the neighboring driveway provides access through a secure side gate to the enclosed rear garden, which is predominantly laid to lawn with a patio area, ideal for outdoor seating and entertaining. Offering a versatile arrangement of accommodation, generous room proportions and a particularly convenient location, this distinctive family home is sure to appeal to a wide range of prospective purchasers.

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Southport's Estate Agent

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Entrance Porch
Upvc double glazed outer entrance door with Upvc double glazed windows, wood grain laminate style flooring and inner door leading to the entrance hall, providing access to the main accommodation and separate door leading to…

Inner Entrance Hall
Staircase leading to the first floor with handrail, wood grain laminate style flooring and door leading to…

Sitting Room - 3m x 4.19m (9'10" x 13'9")
Upvc double glazed bow bay window to front, wall light points and display recess to chimney breast.

Rear Lounge - 4.62m x 4.27m (15'2" into bay x 14'0" overall measurements)
Upvc double glazed sliding patio doors giving access to the enclosed garden at the rear. Open display recess to chimney breast and useful understairs storage cupboard.

WC - 2.26m x 1.09m (7'5" x 3'7")
Opaque Upvc double glazed window, low level WC and vanity wash hand basin incorporating mixer tap with cupboards below. Midway wall tiling, wood grain effect tiled flooring and extractor.

Breakfast Kitchen - 4.52m x 3.48m (14'10" x 11'5")
Upvc double glazed bow bay window to front, Upvc double glazed window and door to rear garden. Kitchen arranged with a number of built-in base units including cupboards and drawers, wall cupboards incorporating glazed china display cupboards and working surfaces incorporating breakfast bar and 1 1/2 bowl sink unit with mixer tap and drainer. Appliances comprise electric oven with four-ring ceramic style hob, dishwasher and washing machine. Part wall tiling, wood grain laminate flooring and recessed spotlighting.

First Floor Landing
Two useful built-in storage cupboards, one housing the Ideal combination-style central heating boiler. Opaque Upvc double glazed arched window to front.

Bedroom 1 - 4.57m x 3.2m (15'0" x 10'6" to rear of wardrobes)
Upvc double glazed windows enjoying dual aspects over front and rear, together with a separate Upvc double glazed side window, maximising natural light. Extensive fitted wardrobes and drawers incorporating illuminated and glazed display niches over bedside cabinets and drawers.

Bedroom 2 - 3.07m x 4.24m (10'1" x 13'11" into recess)
Upvc double glazed window.

Bedroom 3 - 2.84m x 2.74m (9'4" x 9'0")
Upvc double glazed window.

Family Bathroom/WC - 2.84m x 3.17m (9'4" x 10'5" overall measurements)
Two opaque Upvc double glazed windows. Modern four-piece suite comprising low level WC, vanity wash hand basin, twin-grip panel bath with mixer tap and handheld shower attachment, and entry-level shower enclosure with glazed shower screen, plumbed-in overhead deluge-style shower and separate handheld shower attachment. Part wall tiling and tiled flooring.

Outside
Flagged driveway access to the front provides off-road parking for numerous vehicles, with gardens arranged for ease of maintenance incorporating raised brick borders, plants and shrubs. The neighbouring property to the rear, 238A Liverpool Road, has ownership of the side driveway, with 238 Liverpool Road benefiting from a right of way for pedestrian access only, leading through a secure side entrance gate to the enclosed rear garden. The rear garden is generous in size and not directly overlooked, predominantly arranged with patio and laid-to-lawn areas, together with established plants, shrubs and trees. External water tap.

Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band D. This information is provided for guidance only and should be verified by the purchaser.

Tenure
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.







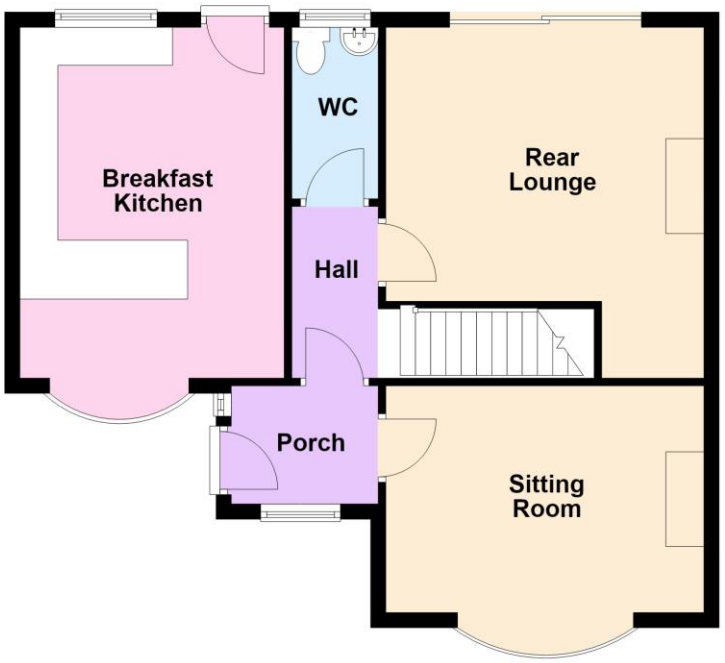






Ground Floor

Approx. 58.5 sq. metres (629.9 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 113.1 sq. metres (1217.1 sq. feet)







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