



**36a Banastre Road, Birkdale,
Southport, PR8 5BQ
£175,000 Subject to Contract**

This beautifully presented and tastefully decorated two-bedroom semi-detached house offers comfortable living spaces, ideally situated for convenient access to Birkdale Village and Southport Town Centre. Perfect for those seeking a well-maintained home in an established location, this property benefits from a charming courtyard garden and modern amenities, making an early viewing highly recommended.

Entrance Hall

Upvc outer door. LVT wood grain flooring. UPVC double glazed side window. Stairs to the first floor.

Lounge - 4.34m x 4.04m (14'3" x 13'3" into recess)

Living flame coal effect gas fire with attractive surround. LVT wood grain flooring. Upvc double glazed bay window.

Dining Kitchen - 2.44m x 5.05m (8'0" x 16'7")

Two Upvc double glazed windows overlooking the rear garden and Upvc double glazed outer door. Single drainer stainless steel sink unit with mixer tap. Range of base units with cupboards and drawers, wall cupboards and working surfaces. Midway wall tiling. Hotpoint four-ring gas hob with cooker hood above and split-level 11/2 electric oven. Plumbing for washing machine and dishwasher. Useful understairs storage cupboard.

First Floor Landing

Bedroom 1 - 3.4m x 4.09m (11'2" into bay x 13'5" to front of wardrobes)

Recessed wardrobe. Upvc double glazed window.

Bedroom 2 - 2.49m x 3.02m (8'2" x 9'11")

Upvc double glazed window.

Bathroom - 3.43m x 1.93m (11'3" x 6'4")

Double-ended bath with mixer tap and shower attachment. Vanity wash hand basin with drawers below. Low level WC. Shower enclosure with 'Triton' thermostatic handheld and rain head showers. Recess spotlighting. Extractor. Cupboard housing 'Vaillant' gas central heating boiler. Upvc double glazed window.

Outside

The property stands in easily managed gardens to both the front and rear. With a charming courtyard garden to the rear enclosed with fencing. Shed.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. 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.

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

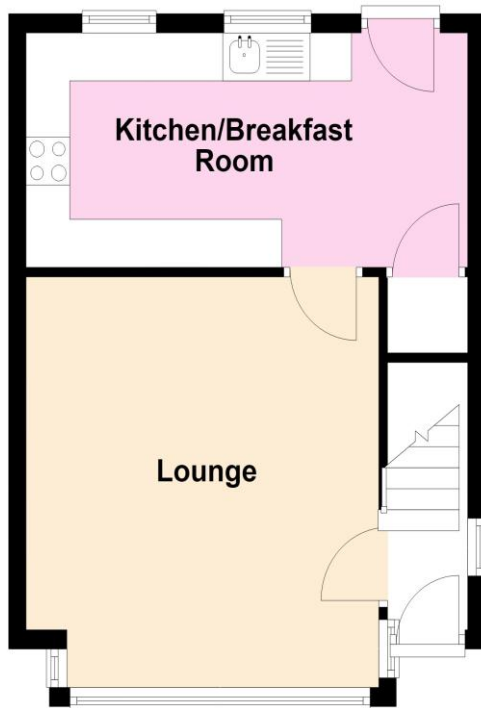
Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



Ground Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 67.0 sq. metres (720.9 sq. feet)



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.