Chris Tinsley



65 Birch Street
Southport, PR8 5ET, £225,000
'Subject to Contract'

This beautifully modernised and much-improved three-bedroom semi-detached family home has undergone an extensive programme of refurbishment and improvement, creating an attractive, ready-to-move-into property ideally suited to a wide variety of purchasers, including first-time buyers, growing families and those looking to downsize. The accommodation is thoughtfully arranged over two floors, combining generous living spaces with modern fixtures and fittings throughout. An open entrance vestibule leads into the entrance hall and onwards to the principal living accommodation, comprising a welcoming front lounge with bay window and a separate dining room with useful understairs storage. The dining room leads through to a generously proportioned kitchen, featuring contemporary-style fittings and appliances, with access to a practical utility area and ground floor WC. To the first floor, there are three bedrooms together with a modern family bathroom, completing the well-presented accommodation. Externally, the property benefits from particularly generous gardens, with the rear offering a combination of patio seating areas and an extensive lawn, providing excellent space for outdoor entertaining, recreation and family enjoyment. To the front, there is potential to create off-road parking, subject to the necessary consent from Sefton Council and the installation of an approved dropped kerb. The property occupies a convenient residential location within easy reach of a number of local schools, shops and everyday amenities. Excellent commuter links provide access to the surrounding area, whilst both Southport town centre and the fashionable Birkdale Village, with its popular selection of shops, restaurants and bars, are conveniently accessible.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Open Entrance Vestibule
Ceramic floor tiling and part-wall tiling. Composite inner door leading to....

Entrance Hall
Woodgrain laminate-style flooring and staircase rising to the first floor with handrail.

Lounge - 4.14m x 3.33m (13'7" into bay x 10'11" into recess)
Upvc double-glazed bay window overlooking the front of the property. Electric fire with marble interior, hearth and stone-style fire surround. Partial panelling to chimney breast and woodgrain laminate-style flooring.



Dining Room - 3.63m x 3.3m (11'11" x 10'10" into recess)
Upvc double-glazed French doors leading to the rear garden and patio area. Partial wall panelling to chimney breast, woodgrain laminate-style flooring and door to useful understairs storage cupboard. Separate door leading to....



Kitchen/Utility Area - 7.11m x 2.01m (23'4" overall measurements x 6'7" extending to 7'8")
Modern-style through kitchen with utility area to the rear. Upvc double-glazed window and door leading to the gardens. The kitchen comprises a range of built-in grey gloss base units incorporating cupboards and drawers, wall cupboards and working surfaces with inset single-bowl sink unit, mixer tap and drainer. Appliances include electric oven, four-ring ceramic-style hob with extractor and fridge freezer. Part-wall tiling and ceramic floor tiling. Open-plan access leads to a utility area with additional working surfaces, base units and wall-mounted Intergas combination-style central heating boiler. Opaque Upvc double-glazed side window. Ceramic floor tiling continues with recessed spotlighting and separate door leading to.....



Ground Floor WC - 1.27m x 0.97m (4'2" x 3'2")
Low-level WC incorporating wash hand basin with mixer tap. Ceramic tiled flooring continues with recessed spotlighting and extractor fan.

First Floor
Split-Level Landing, loft access via drop-down ladder for storage purposes.

Bedroom One - 3.33m x 4.44m (10'11" x 14'7" into recess)
Two Upvc double-glazed windows.



Bedroom Two - 3.05m x 2.16m (10'0" x 7'1")
Upvc double-glazed window.

Bedroom 3 - 2.67m x 2.64m (8'9" into door recess x 8'8")
Upvc double-glazed window.

Bathroom/WC - 2.64m x 1.65m (8'8" x 5'5")
Opaque Upvc double-glazed window. Modern three-piece white suite comprising low-level WC, vanity wash hand basin incorporating mixer tap with cupboards below and L-shaped panelled bath with glazed shower screen, mixer tap and plumbed-in shower. Part-wall tiling with ladder-style chrome heated towel rail, ceramic floor tiling, recessed spotlighting and extractor fan.



Outside
To the front of the property is a loose-slate surfaced area arranged for ease of maintenance, with raised brick borders, established plants and shrubs. There is potential to create off-road driveway parking, subject to the necessary approval from Sefton Council and installation of an approved dropped kerb. Side entry access leads to an enclosed rear garden, particularly generous in size, incorporating a patio area and an extensive lawn, providing excellent outdoor space for family enjoyment and entertaining.

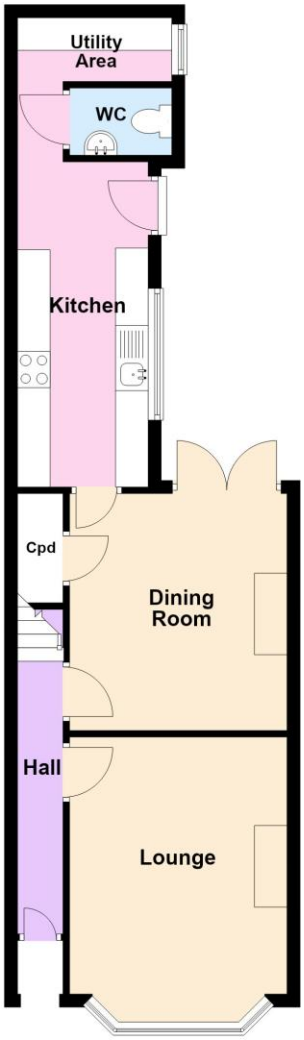
Council Tax
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.



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.

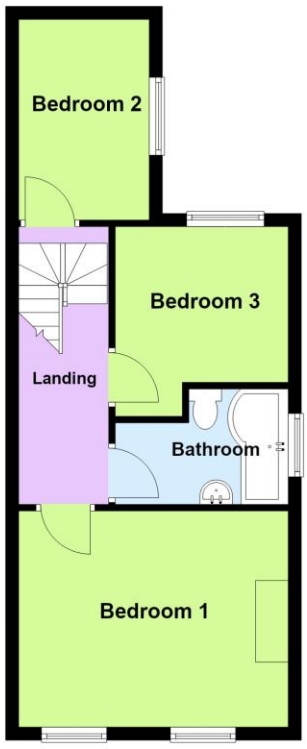
Ground Floor

Approx. 47.4 sq. metres (510.5 sq. feet)

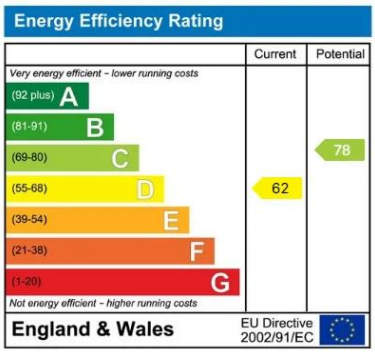


First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 85.5 sq. metres (919.9 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.