



Mosley Street, Birkdale, Southport PR8 5AZ

-  **Semi-Detached House**
-  **Four Bedrooms**
-  **Three Reception Rooms**

-  **Recently Refitted Kitchen**
-  **Bathroom & Shower Room**
-  **Small Courtyard Garden**

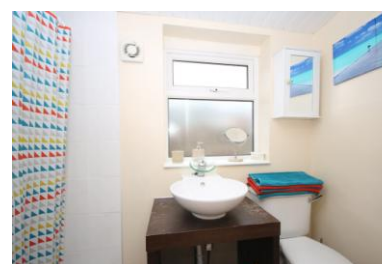
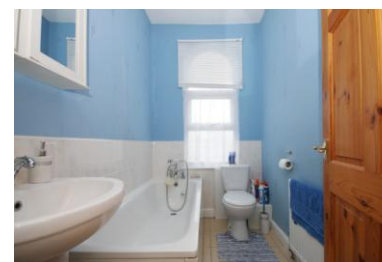
An excellent opportunity to purchase a traditional double fronted semi-detached house which offers excellent family accommodation installed with gas central heating and upvc double glazing.

In the opinion of the Agents, the property offers well planned and attractively proportioned accommodation which briefly comprises Open Vestibule, Hall, Front Lounge, Front Living Room, Rear Dining Room, Kitchen and Shower Room/Cloakroom to the ground floor with four Bedrooms and modern Bathroom to the first. There is a lawned garden to the front and courtyard to the rear.

Mosley Street is located off Upper Aughton Road where there are local shops and public transport facilities to the town centre. Birkdale Shopping Village is within the vicinity and a number of primary and secondary schools are also readily accessible.

Price: £150,000 Subject to Contract

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



GROUND FLOOR:
OPEN VESTIBULE

HALL Upvc double glazed entrance door to front, decorative relief to frieze, under stairs storage cupboard, dado rail.

SHOWER ROOM/CLOAKROOM Shower cubicle, wash hand basin on stand, low level wc, upvc double glazed window.

FRONT LOUNGE 11' 6" x 13' 10" (3.51m x 4.22m) including upvc double glazed splay bay window, feature fireplace with cast iron interior and tiled relief, tiled hearth, points for wall lights.

FRONT LIVING ROOM 11' 6" x 12' 7" (3.51m x 3.84m) including window recess with upvc double glazed window, picture rail, dado rail, fireplace with marble effect interior and hearth housing gas fire.

REAR DINING ROOM 11' 7" x 8' (3.53m x 2.44m) Double glazed window.

KITCHEN 13' 0" x 11' 9" (3.96m x 3.58m) Recently refitted with a range of base and eye level units comprising cupboards and drawers, contoured working surfaces, inset sink unit with mixer tap, upvc double glazed window, part tiled walls, plumbed for washing machine and dishwasher, spaces for fridge freezer and range cooker. upvc door to rear garden.

FIRST FLOOR:

LANDING Upvc double glazed window to rear, doors to all four bedrooms and bathroom.

FRONT BEDROOM 1 11' 7" x 11' 2" (3.53m x 3.4m) Upvc double glazed window.

FRONT BEDROOM 2 11' 7" x 11' 4" (3.53m x 3.45m) Upvc double glazed window to front.

REAR BEDROOM 3 11' 8" x 8' 1" (3.56m x 2.46m) Upvc double glazed window to rear.

REAR BEDROOM 4 11' 0" x 8' 2" (3.35m x 2.49m) Upvc double glazed window to rear.

BATHROOM 7' 9" x 5' 0" (2.36m x 1.52m) White suite comprising panelled bath, pedestal wash basin, low level wc, upvc double glazed window, tiled floor, part tiled walls.



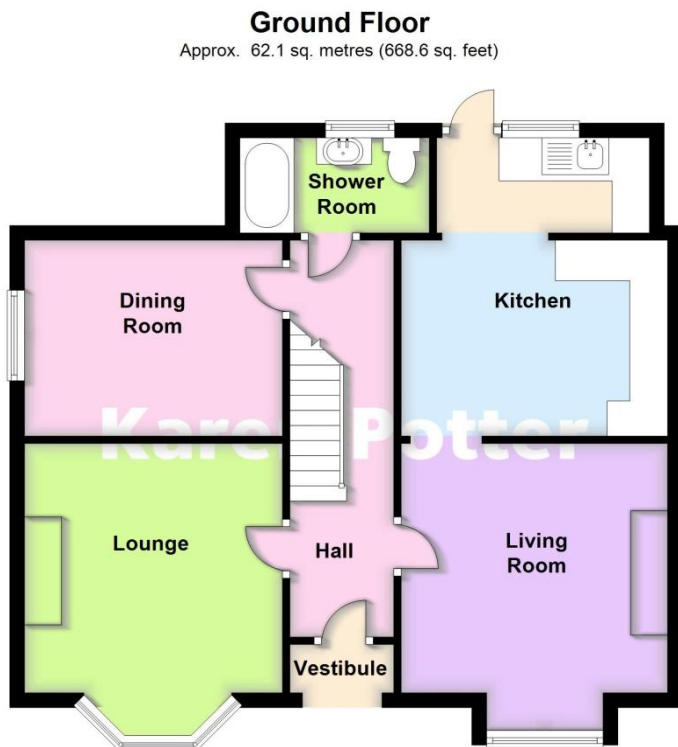
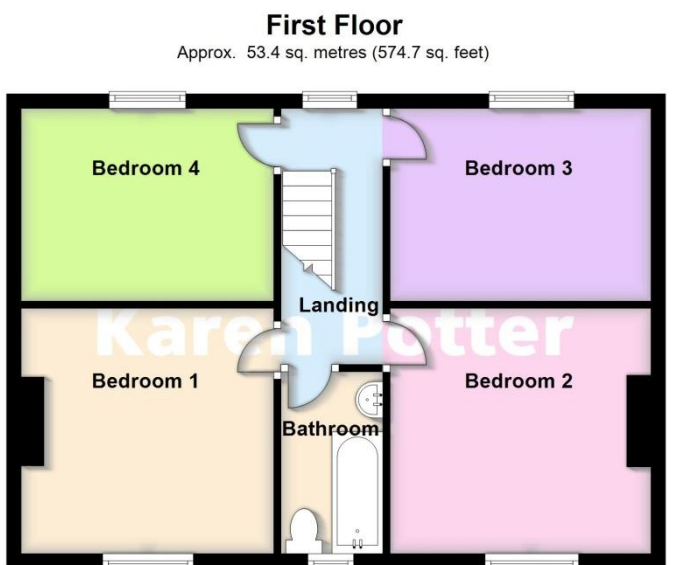
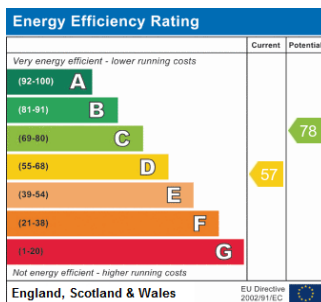
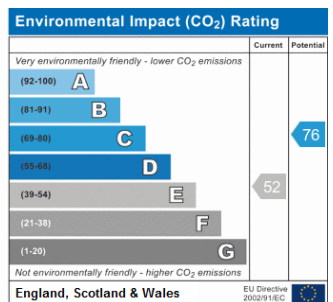
OUTSIDE: The front garden is a particular feature of the property planned with lawn and borders. There is a compact paved rear courtyard with Utility Room.

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

Tenure: Yet to be formally verified.

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

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FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 03/11/2016