



KAREN PARKS
SALES & LETTINGS



44 Birch Street, Southport, PR8 5ET
Offers Over £115,000

ARE YOU A LANDLORD/INVESTOR LOOKING FOR YOUR NEXT PROPERTY? ATTENTION ALL CASH BUYERS - Karen Parks Sales and Lettings are pleased to bring to market this two bedroom mid-terrace property. The house is currently tenanted and therefore would be perfect for a landlord looking to add to their portfolio. The property briefly comprises of: to the ground floor- porch, lounge, kitchen-diner and bathroom. To the first floor are two double bedrooms. There is a driveway to the front of the house and extensive gardens to the rear. It is situated within close proximity of Birkdale village with all it's amenities such as shops, restaurants and bars. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Porch

Porch leading into lounge.

Lounge 13'1" x 13'1" (4.01 x 4.0)

The lounge has a window looking out to the front of the property, a radiator and fireplace.

Kitchen-Diner 13'1" x 10'10" (4.0 x 3.32)

Bathroom 8'8" x 5'6" (2.65 x 1.69)

The bathroom comprises of a bath with overhead shower, hand wash basin, WC and double glazed window.

First Floor

Bedroom 1 13'1" x 13'1" (4.0 x 4.0)

This bedroom has two double glazed windows and a radiator.

Bedroom 2 13'2" x 7'11" (4.02 x 2.43)

This bedroom has a double glazed window looking out over the garden, one radiator and a storage cupboard.

Outside

Front Garden

Rear Garden

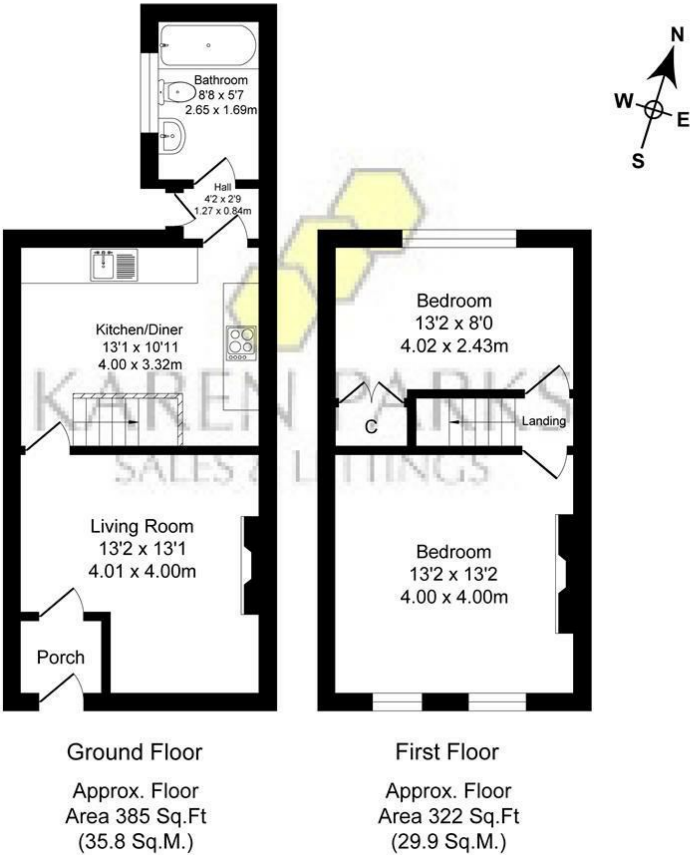
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Birch Street, Southport,
Total Approx. Floor Area 708 Sq.ft. (65.8 Sq.M.)

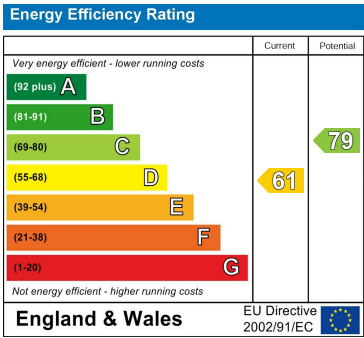
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.