



Liverpool Road,
Birkdale, PR8 4PW

Offers Over £240,000

SM

STEPHANIE MACNAB
ESTATE AGENT

AN IMMACULATELY PRESENTED DETACHED HOUSE

This stunning detached house offers GENEROUSLY PROPORTIONED ACCOMMODATION, ideal whether you're upsizing with a growing family or looking to downsize into a modern, comfortable home.

The bright and welcoming ENTRANCE HALL sets the tone for the property, leading to the dual-aspect LOUNGE, a beautiful space perfect for relaxing in the evenings or enjoying a meal while overlooking the garden. The modern KITCHEN is both stylish and practical, while the addition of a DOWNSTAIRS WC adds extra convenience.

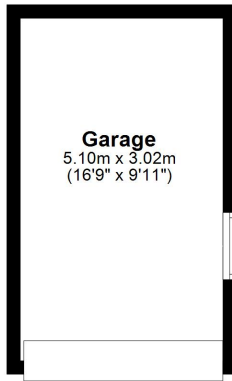
Upstairs, the light-filled LANDING features two large windows, creating an airy and inviting space. All THREE BEDROOMS are well-proportioned and beautifully presented, offering ample space for family or guests. The neutral BATHROOM is practical and ready to meet your everyday needs.

Outside, a shared driveway leads to OFF-ROAD PARKING and a GARAGE, ideal for additional storage. The enclosed REAR GARDEN is low-maintenance and enjoys a sought-after WESTERLY ASPECT, perfect for basking in the afternoon and evening sun.

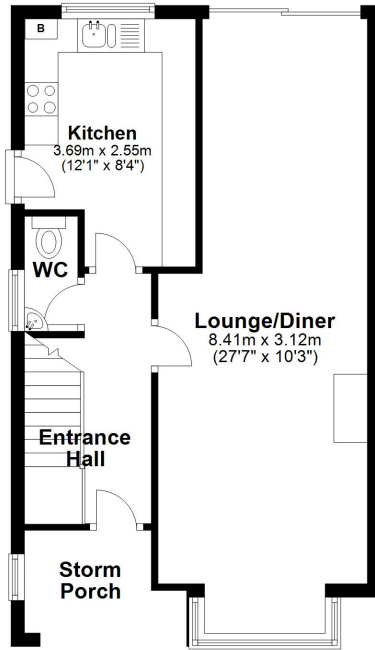
With NO ONWARD CHAIN, this property is ready to move into. Don't miss out—call us today on 01794 516 626 to arrange your viewing!



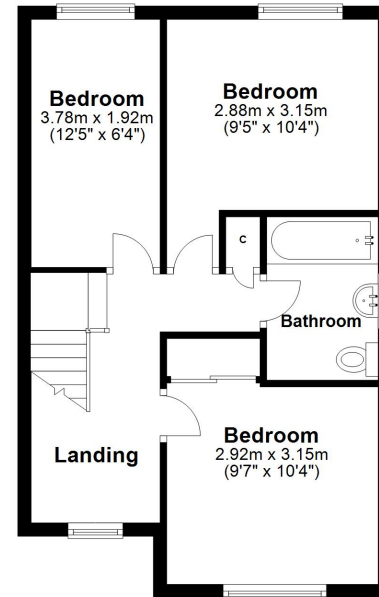




Ground Floor
Approx. 60.8 sq. metres (654.1 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 102.1 sq. metres (1099.3 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

