

Bedford Road,  
Birkdale, PR8 4HY

**OFFERS OVER**  
**£160,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to this charming and beautifully maintained two-bedroom EXTENDED SEMI-DETACHED house, located in a popular neighbourhood. The property benefits from OFF-ROAD PARKING.

As you enter the property, you are greeted by the L-shaped LOUGE/DINER, which boasts a dual aspect, providing plenty of natural light and a spacious feel. The lounge/diner is the perfect place to entertain guests or simply relax and unwind after a long day.

The MODERN KITCHEN DINER is a highlight of the property. The French doors lead to the very pleasant REAR GARDEN, which has been LOVINGLY MAINTAINED by the current owner and is the perfect spot for alfresco dining or enjoying the sunshine.

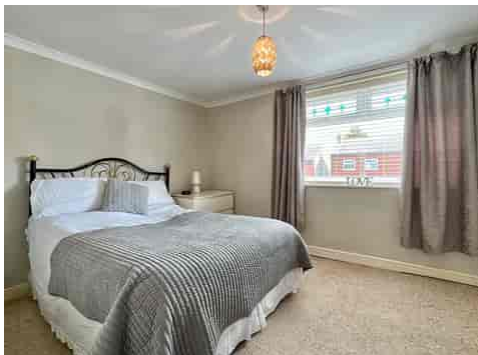
Upstairs, the property comprises TWO GENEROUSLY SIZED DOUBLE BEDROOMS and a BATHROOM with a walk-in shower. The bedrooms are bright and airy, providing a peaceful sanctuary for a good night's sleep.

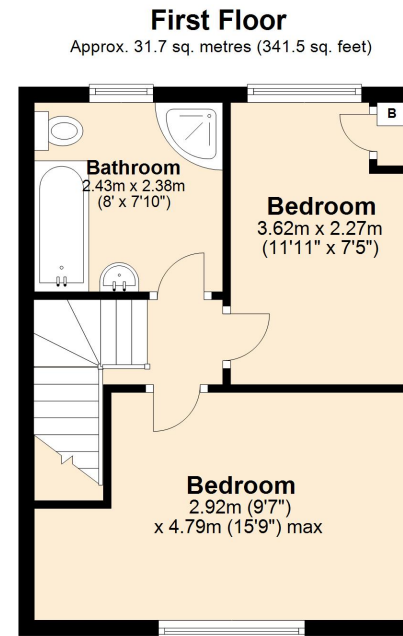
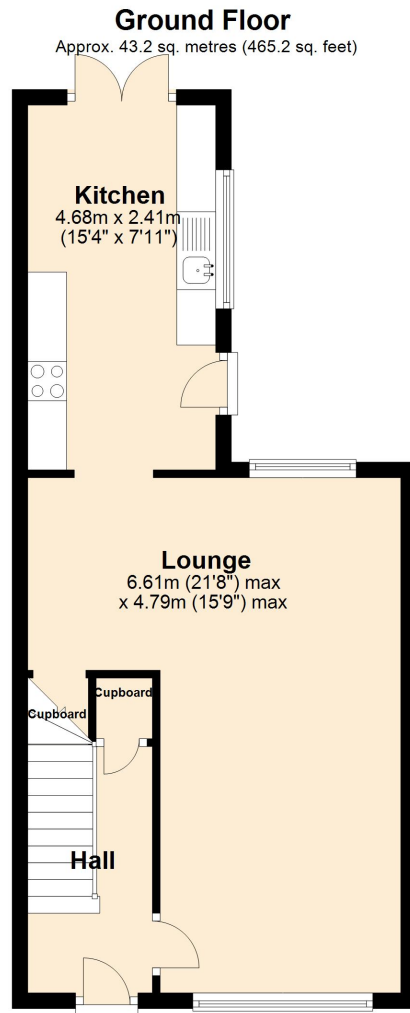
The house has been well-maintained and loved by the current owner for over three decades, making it the perfect home for the new owners to make their own.

The property is being offered with NO ONWARD CHAIN, providing a stress-free purchase for the lucky new owners.

This home is sure to impress and is not to be missed. To arrange a viewing, please contact our friendly team on 01704 516 626.







Total area: approx. 74.9 sq. metres (806.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

