



☆ NO CHAIN ☆

4 Worthing Close, Birkdale, Southport PR8 2HB

-  **Detached Bungalow**
-  **Two/Three Bedrooms \***
-  **Lounge with Dining Area**

-  **Breakfast Kitchen**
-  **Secluded Garden**
-  **Double Garage**

**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this attractive double fronted detached house which is located in an exclusive cul-de-sac off Trafalgar Road and within convenient access of Birkdale Village.

The sale of the bungalow offers a rare opportunity to acquire an attractively proportioned property in a sought after and established residential area to the shore side of Birkdale. The accommodation is installed with gas central heating and double glazing and briefly comprises Hall, Fitted Cloakroom/wc, Front Lounge with Rear Dining Area, Fitted Breakfast Kitchen, two/three Bedrooms (\* formerly three and readily reinstated if required), En Suite and Bathroom. The property stands in gardens to the front and rear which are an outstanding feature, the front incorporating a driveway leading to a double garage with electrically operated door.

Worthing Close is a cul-de-sac off Trafalgar Road which is a continuation of York Road which leads towards the many amenities of Birkdale Village together with the railway station on the Southport/Liverpool line. Public transport facilities to the town centre are readily accessible.

**Price: £315,000** Subject to Contract

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



**HALL** double glazed entrance door, coved ceiling, airing cupboard housing hot water cylinder, walk in Store.

**FITTED CLOAKROOM/WC** Primrose coloured suite comprising low level wc, pedestal wash basin, double glazed window, part tiled walls.

**FRONT LOUNGE** 15' 7" x 13' 11" (4.75m x 4.24m) fireplace with living flame coal effect gas fire, coved ceiling, double glazed window and open access through to:-



**REAR DINING AREA** 12' x 8' 11" (3.66m x 2.72m) double glazed window overlooking the rear garden, coved ceiling.

**FITTED BREAKFAST KITCHEN** with a range of fitments comprising base units of cupboards and drawers, wall units to accord, inset one and a half bowl sink unit with mixer tap, plumbing for a washing machine, corner shelving units, electric oven, four burner gas hob, cooker hood, double glazed window and double glazed door leading to the rear garden.

**FRONT BEDROOM 1** 12' 11" x 11' 10" (3.94m x 3.61m) including area housing fitted wardrobes with 5 doors, double glazed window.



**EN SUITE** 9' 3" x 7' 2" (2.82m x 2.18m) champagne coloured low level wc, bidet and vanity unit with wash hand basin, fitted dressing table, double glazed window and coved ceiling. \* **Prospective purchasers will be interested to note this room was originally the third bedroom and could readily be reinstated if required.**

**REAR BEDROOM 2** 12' 7" x 10' (3.84m x 3.05m) including area housing fitted wardrobes with 4 doors, double glazed window and coved ceiling.



**BATHROOM** 8' 9" x 7' 10" (2.67m x 2.39m) cream coloured suite comprising low level wc, pedestal wash basin, twin grip panelled bath, double glazed window, tiled walls.



**OUTSIDE:** The bungalow stands in established gardens which are a particular feature of the property, the rear garden is enclosed and secluded planned with lawn, borders and paved patio. The front garden extends to the side with lawn, borders and range of specimen shrubs and incorporates a driveway leading to the double Garage.

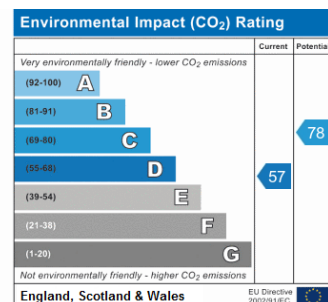
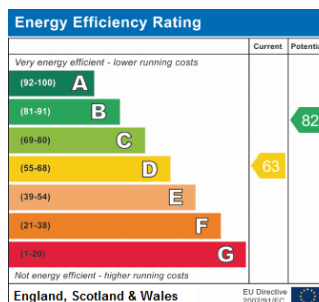
**DOUBLE GARAGE** 15' 7" x 16' (4.75m x 4.88m) with electrically operated, remote controlled up and over door, electric light and power and door leading to the rear garden.

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

**Tenure:** Yet to be formally verified but understood to be Leasehold.

**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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