



**McGUIRE**  
ESTATE AGENTS

2 Bed Terraced

**£120,000**



## Essex Road , Birkdale, Southport, PR8 4LZ

This two bedroom double fronted terraced home is situated within a popular residential area close to local shops, schools and amenities. The property briefly comprises on the ground floor; entrance hall, lounge, fitted kitchen with space for dining table and chairs. To the first floor there are two bedrooms and modern bathroom. The front of the property provides off street parking and a secluded garden to the rear. **\*\*\*NO CHAIN\*\*\***

## Key Features

## Ground Floor

**ENTRANCE HALL** - Upvc glazed door leading to hall with access to all ground floor rooms, stairs to first floor.

**LOUNGE** - 14' 5" x 10' 2" (4.41m x 3.1m) Upvc double glazed windows to front and rear, two radiators.

**KITCHEN** - 8' 1" x 14' 11" (2.48m x 4.56m) Fitted with a range of wall and base units, stainless steel sink, plumbed for washing machine, space for fridge freezer, space for free standing cooking, splash back tiles, Upvc double glazed windows to front and rear, understairs storage, door leading to rear garden.



## First Floor

**LANDING** - Upvc double glazed window to rear, loft access.

**MASTER BEDROOM** - 7' 10" x 15' 0" (2.4m x 4.58m) Upvc double glazed window to front and rear, radiator.

**BEDROOM TWO** - 8' 0" x 13' 3" (2.44m x 4.05m) Upvc double glazed window to front, radiator.

**BATHROOM** - 11' 0" x 6' 6" (3.36m x 1.99m) Upvc double glazed window to rear, panelled bath with shower over, wash basin, low level WC, radiator.



## Exterior

**OUTSIDE** - Mainly paved to the front with off road parking and access to rear garden.

Rear garden is mainly laid to lawn with with sunny aspect and paved patio area.



## Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>87</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

