



**McGUIRE**  
ESTATE AGENTS

3 Bed Terraced

£90,000

awaiting  
image

### Warwick Street Birkdale, PR8 5ES

In need of modernisation, located in a popular area of Birkdale, Warwick Street is located off Cemetary Road. The accommodation very briefly comprises, front lounge, dining room, kitchen and bathroom to the ground floor. To the first floor there are three bedrooms. The property is installed with a system of gas central heating and complemented by UPVC double glazing, there is a rear garden.

### Key Features

## Ground Floor

**LOUNGE** - 10' 10" x 11' 9" (3.32m x 3.6m)

**DINING ROOM** - 11' 4" x 11' 9" (3.46m x 3.6m)

**KITCHEN** - 7' 11" x 5' 10" (2.42m x 1.8m)

**BATHROOM** - 12' 2" x 5' 8" (3.72m x 1.74m)

## First Floor

**LANDING** -

**MASTER BEDROOM** - 13' 1" x 13' 5" (4.01m x 4.11m)

**BEDROOM TWO** - 9' 4" x 11' 9" (2.86m x 3.6m)

**BEDROOM THREE** - 8' 0" x 5' 11" (2.44m x 1.82m)

## Exterior

**OUTSIDE** -

## 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.