



McGUIRE
ESTATE AGENTS

3 Bed Semi-Detached

£125,000



Compton Road , Birkdale, Southport, PR8 4HA

COMPTON ROAD, BIRKDALE: A spacious three bedroom semi-detached dwelling house situated in a an established residential area of Southport, conveniently placed for local shops, schools and bus routes. The well presented accommodation briefly comprises Vestibule; Hall; Lounge; Dining Room; Kitchen; utility room and bathroom. To the first floor there are three double Bedrooms. In addition, the property is installed with a system of gas fired central heating, uPVC double glazing. There is provision for off-road parking to the front and garden to rear. INTERNAL VIEWING RECOMMENDED

Key Features

Spacious three bedroom property

Large rear garden

Potential for extension

Wide drive leading to rear garden

In need of modernisation

Little project

CALL US FOR A FLOOR PLAN

Ground Floor

PORCH -

HALLWAY -

LOUNGE - 14' 2" x 13' 2" (4.32m x 4.02m)

DINING ROOM - 16' 4" x 11' 9" (5m x 3.6m)

KITCHEN - 10' 8" x 10' 7" (3.26m x 3.25m)

BATHROOM - 5' 6" x 9' 8" (1.69m x 2.96m)

UTILITY ROOM -

OUTSIDE -

First Floor

LANDING -

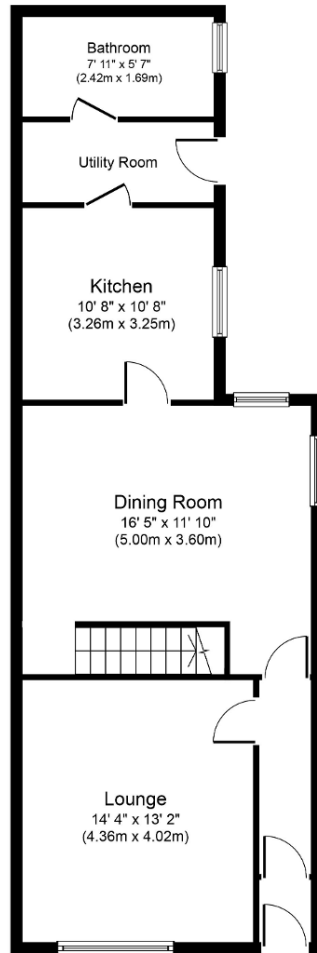
MASTER BEDROOM - 12' 0" x 15' 4" (3.68m x 4.7m)

BEDROOM TWO - 9' 9" x 8' 5" (2.99m x 2.57m)

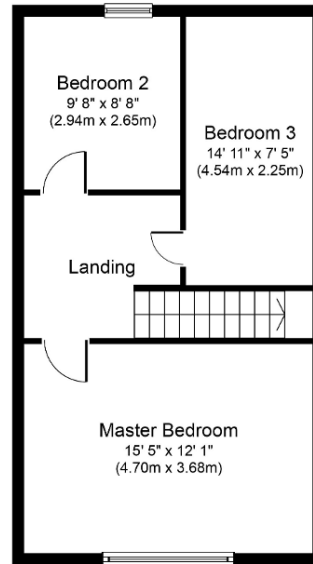
BEDROOM THREE - 15' 0" x 7' 4" (4.59m x 2.25m)



Floorplans



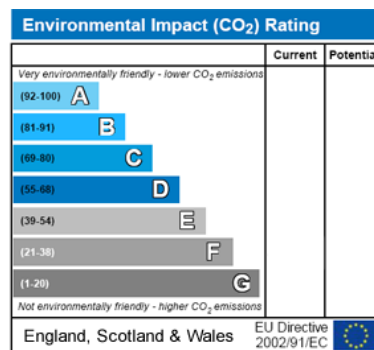
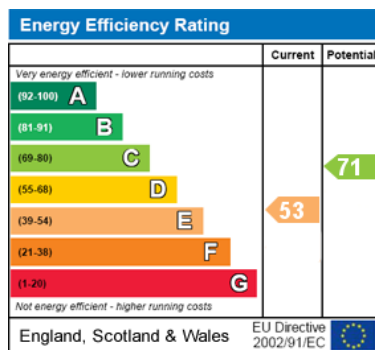
Ground Floor
Approximate Floor Area
710 sq. ft.
(66.0 sq. m.)



First Floor
Approximate Floor Area
484 sq. ft.
(45.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency and Environmental Impact



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.