

For Sale

Carr Lane, Birkdale, PR8 3EF



Offers in Region of £259,999 - Available

3 bedroom Semi-Detached

- ✓ **3 Bedroom Semi Detached**
- ✓ **Close To Local Amenities**
- ✓ **Off Road Driveway Parking**
- ✓ **Sun Catching Rear Garden**
- ✓ **3 Reception Rooms**
- ✓ **Views Over Playing Fields To The Rear**
- ✓ **Garage**
- ✓ **EPC Band Rating - 'D'**



Description

Bailey Estates is delighted to present this inviting three-bedroom semi-detached property on Carr Lane, situated in the sought-after area of Birkdale, Southport. Nestled just off Guildford Road, this home offers a harmonious blend of suburban tranquility and urban convenience. Renowned for its vibrant community spirit, excellent schools, and a wealth of local amenities, Birkdale is a fantastic place to call home. With playing fields directly behind the property, this location is perfect for families, pet owners, and those who enjoy the outdoors. Additionally, the proximity to Guildford Road ensures excellent transport links, with easy access to Southport town centre and beyond.

Upon arrival, you're greeted by a spacious driveway providing ample off-road parking, complemented by a charming stoned area that enhances the property's curb appeal. The entrance porch leads into a bright and airy hallway, where natural light cascades from a large, stained glass-featured window at the top of the stairs. A convenient understairs WC adds to the home's practicality.

To the right, two generously sized reception rooms await. The front reception room is bathed in natural light, creating a warm and welcoming atmosphere, while the rear reception room features a gas fireplace and sliding patio doors leading into a bright and spacious sunroom. Currently used as a dining area, this space enjoys beautiful views over the rear garden, making it a perfect spot for relaxing or entertaining. The fitted kitchen, located at the rear, offers ample upper and lower storage units, an integrated four-ring gas hob, and an electric oven, with seamless access into the sunroom.

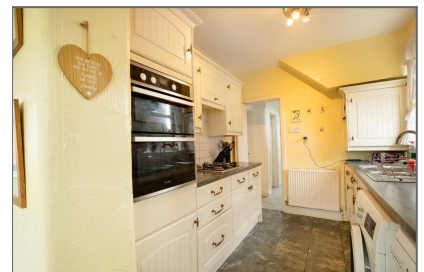
Ascending to the first floor, a luminous landing area leads to three well-proportioned bedrooms. The rear double bedroom enjoys serene views over the garden and adjacent playing fields, while the front double bedroom benefits from fitted wardrobes. A front single bedroom provides versatility for various needs, whether as a nursery, office, or guest room. A separate WC and a wet room with a sink complete the upper level.

The rear garden is a true outdoor retreat, featuring an initial paved patio area, a fish pond, and a neatly maintained lawn bordered by vegetable plots. At the garden's end, a 12x8ft greenhouse offers a great space for gardening enthusiasts. Additional amenities include a garage, a storage shed, and a side gate providing convenient access to the front of the property.

This delightful home combines comfort, charm, and convenience, making it a must-see for those seeking a well-rounded living experience in Birkdale. To arrange a viewing, contact Bailey Estates today on 01704 564163.

Location

Leaving Bailey Estates office, head south on Liverpool Road continuing for 1.4 miles then at the roundabout continue straight taking the first exit.



Taking your first left onto Carr Lane where your new home awaits on your left easily identified by a Bailey Estates FOR SALE board.

Ground Floor

Porch - 2' 3" x 7' 11" (0.7m x 2.43m)

Entrance Hallway - 15' 1" x 6' 9" (4.61m x 2.06m)

WC - 3' 1" x 2' 5" (0.94m x 0.74m)

Sitting/Dining Room - 13' 10" x 11' 9" (4.24m x 3.6m)

Lounge - 12' 11" x 11' 2" (3.96m x 3.41m)

Kitchen - 9' 3" x 7' 3" (2.83m x 2.23m)

Sun Room - 18' 6" x 8' 9" (5.64m x 2.68m)

First Floor

Landing - 11' 1" x 6' 7" (3.39m x 2.03m)

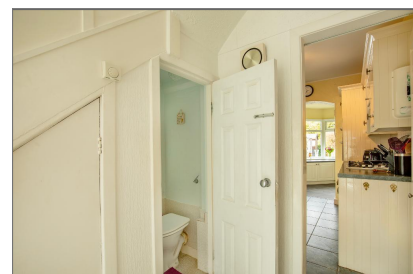
Bedroom 1 - 12' 1" x 10' 9" (3.69m x 3.28m)

Bedroom 2 - 13' 10" x 11' 9" (4.24m x 3.6m)

Bedroom 3 - 7' 4" x 6' 8" (2.25m x 2.04m)

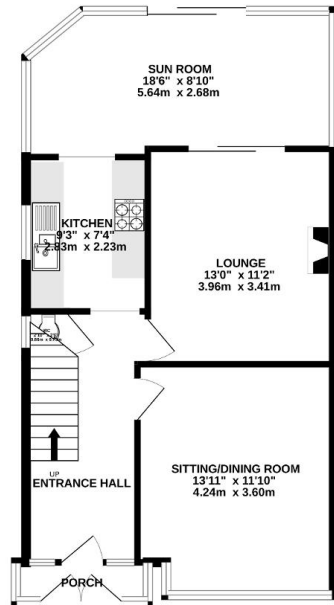
WC - 4' 9" x 2' 9" (1.46m x 0.84m)

Wet Room - 7' 8" x 5' 3" (2.36m x 1.61m)

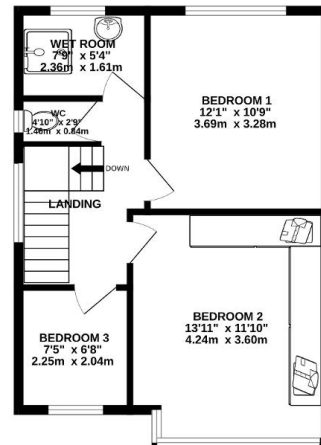


Floorplans

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

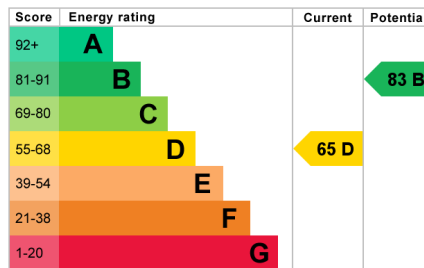


1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo ©2005



Additional Information

Council Tax Band D
Local Authority Sefton

Tenure: Leasehold Property of 999 years from 29th September 1953 with a ground rent payable of £2.88 twice yearly.

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.

Registered in England & Wales
Company No. 06568613
VAT No. 934539209

Bailey Estates is a trading name of
'Nigel Bailey Estates Limited'