



-  Impressive Detached House
-  Four Double Bedrooms Plus Study
-  Four Bathrooms

-  Three Reception Rooms
-  Garage & Parking
-  Good Size Rear Garden

**Price: £995,000** Subject to Contract

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







A rare opportunity has arisen to purchase an exceptional, double fronted detached, family house located within a highly sought after residential area of Birkdale and standing in beautifully landscaped gardens.

In the opinion of the Agents, the gas centrally heated and double glazed property offers charming accommodation of considerable character which can only be appreciated fully upon an internal inspection.

Arranged over two floors, the accommodation briefly comprises Entrance Vestibule, Reception Hall, fitted Cloakroom/WC, through Living Room, Dining Room, open plan Lounge/Breakfast Room, Kitchen and Utility Room to the ground floor. There are four Bedrooms with fitted wardrobes, the principal having an En-Suite Bathroom and Walk In Wardrobe, Bedrooms 2 and 3 sharing a Jack & Jill En-Suite Bathroom, a Study and family Bathroom to the first floor.

Outside there are established, well maintained gardens to the front and rear, the front incorporating block paved, carriage sweep driveway providing ample parking and a Garage. The large rear garden is enclosed and incorporates, paved patio areas, extensive shaped lawn and well stocked, mature borders. To the rear of the garage is a garden room with shower room off.

Trafalgar Road forms part of a highly sought after residential area to the shore side of Birkdale within walking distance of the famous Royal Birkdale Golf Club. The railway station at Hillside on the Southport/Liverpool line is also within walking distance and the many amenities of Birkdale Shopping Village are readily accessible, as are a number of local primary and secondary schools.





## Ground Floor:

**Entrance Vestibule**

**Hall**

**Cloakroom/WC**

**Living Room** - 8.03m into bay x 4.22m (26'4" x 13'10")

**Dining Room** - 4.67m into bay x 3.89m (15'4" x 12'9")

**Open Plan Lounge/Breakfast Room** - 7.32m overall x 7.06m overall (24'0" x 23'2")

**Kitchen** - 3.96m x 4.04m (13'0" x 13'3")

**Utility Room** - 4.24m x 2.24m (13'11" x 7'4")

## First Floor:

**Landing**

**Bedroom 1** - 5.41m into bay x 4.22m (17'9" x 13'10")

**Walk In Wardrobe** - 3.71m x 2.08m (12'2" x 6'10")

**En-Suite Bathroom** - 3.78m x 2.34m plus recess (12'5" x 7'8")

**Bedroom 2** - 4.83m into bay x 4.17m (15'10" x 13'8")

**Jack & Jill En-Suite** - 3.51m x 3.15m (11'6" x 10'4")

**Bedroom 3** - 3.71m x 3.15m (12'2" x 10'4")

**Bedroom 4** - 4.78m into bay x 3.89m (15'8" x 12'9")

**Study** - 4.06m x 2.24m (13'4" x 7'4")

**Family Bathroom** - 3.56m x 3.02m (11'8" x 9'11")

**Outside:** There are established, well maintained gardens to the front and rear, the front incorporating block paved, carriage sweep driveway providing ample parking and a Garage. The large rear garden is enclosed and incorporates, paved patio areas, extensive shaped lawn and well stocked, mature borders. To the rear of the garage is a garden room with shower room off.

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

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

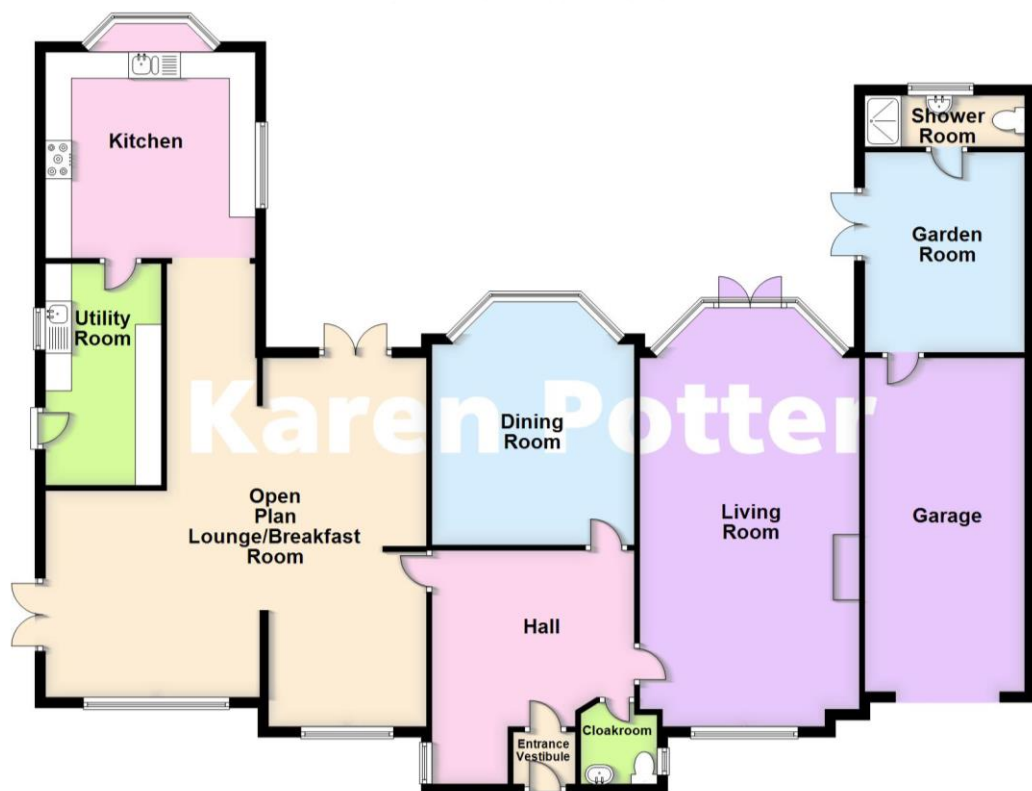
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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### Ground Floor

Approx. 174.7 sq. metres (1880.9 sq. feet)

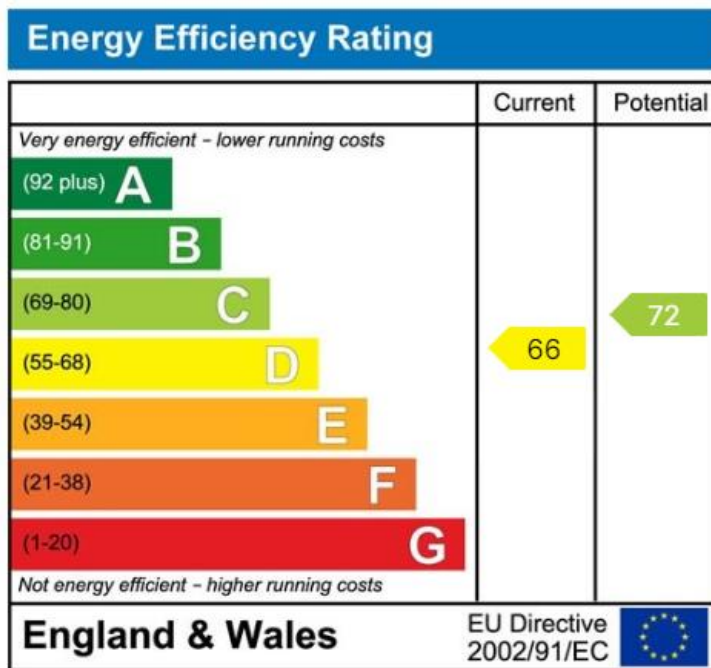


### First Floor

Approx. 143.3 sq. metres (1542.9 sq. feet)



Total area: approx. 318.1 sq. metres (3423.8 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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