



-  Double Fronted Detached House
-  Three Bedrooms - Potential for a 4th Bedroom
-  Three Reception Rooms - Fitted Breakfast Kitchen
-  Cul-de-sac Location
-  Garage & Double Garage
-  Large Gardens

Price: £460,000 Subject to Contract

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





An excellent opportunity to purchase a substantially extended modern double fronted detached family house which is located to the head of a cul-de-sac off Kenilworth Road.

The property offers well planned and pleasantly proportioned accommodation of which AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED. This accommodation is installed with gas central heating and upvc double glazing and briefly comprises Hall open plan to the Dining Room, Fitted Cloakroom/wc, Through Lounge, Rear Living Room, Fitted Breakfast Kitchen and Utility Room to the ground floor with three Bedrooms (the principal with En Suite Shower Room and En Suite Dressing Room) and main Bathroom to the first. Outside there are large established gardens to the front and rear, the front incorporating ample parking and a driveway leading to an integral good size Garage and also a detached double Garage..

The property is conveniently placed for access to Ainsdale Shopping Village together with the railway station on the Southport/Liverpool commuter line. Ainsdale Beach is also readily accessible.



GROUND FLOOR:

Hall

Living Room - 7.16m x 3.23m (23'6" x 10'7")

Dining Room - 4.98m x 2.59m (16'4" x 8'5")

Sitting Room - 3.99m x 3.63m (13'1" x 11'10")

Fitted Kitchen - 5.33m x 3.78m (17'5" x 12'4")

Utility Room - 2.39m x 1.55m (7'10" x 5'1")

Cloakroom

Bedroom 1 - 3.53m x 3.66m (11'6" x 12'0")

En suite Shower Room - 2.18m x 1.7m (7'1" x 5'6")

Dressing Room - 3.66m x 1.75m (12'0" x 5'8")

Bedroom 2 - 3.91m x 3.07m (12'9" x 10'0")

Bedroom 3 - 3.18m x 3.1m (10'5" x 10'2")

Bathroom - 3.05m x 1.7m (10'0" x 5'6")

Outside: The property stands in established large gardens to the front, sides and rear, the rear enjoying the benefit of a southerly aspect. To the rear of the double garage there is a gate providing a short cut to Westminster Drive, ideal for families with children attending the local junior school.

Detached Double Garage - 5.31m x 5.44m (17'5" x 17'10")

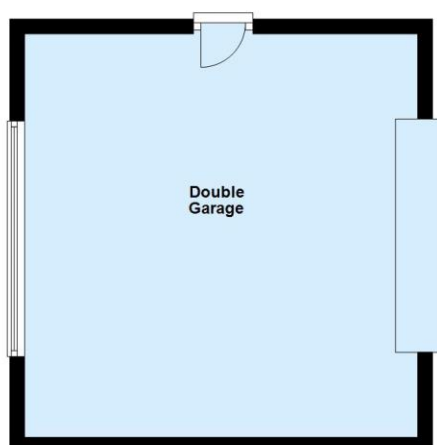
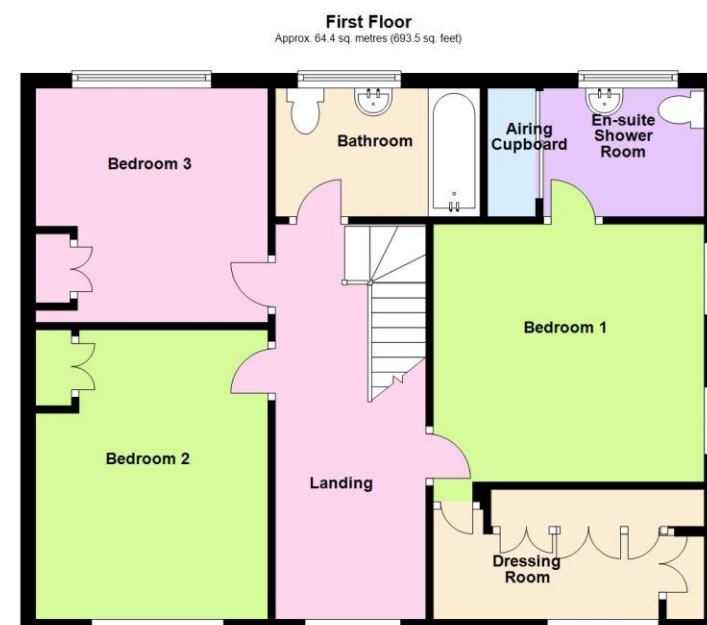
Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F

Tenure: Freehold

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

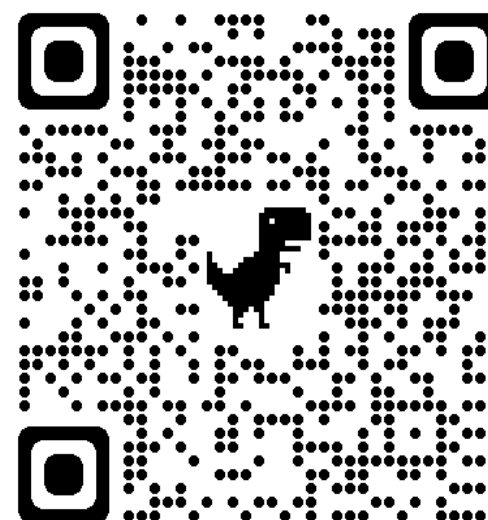
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Total area: approx. 199.2 sq. metres (2144.1 sq. feet)

**AWAITING
EPC**



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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