



-  Chalet Style Detached House
-  Three Bedrooms
-  Three Reception Rooms

-  Double Garage & Parking
-  Landscaped Gardens
-  Cul-De-Sac Position

**Price: £410,000** Subject to Contract

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







AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented, chalet style, detached house which is located on a quiet cul-de-sac to the shore side of Birkdale, on the site of the former Palace Hotel.

The gas centrally heated and double glazed accommodation briefly comprises: Porch, Hall, Cloakroom/WC, Living Room, Dining Room, Sitting Room, Fitted Kitchen/Breakfast Room and Utility Room to the ground floor with Three Bedrooms (two with fitted wardrobes) and Bathroom to the first floor. Outside, the landscaped rear garden is a particular feature, arranged with paved patio, extensive shaped lawn and well stocked mature borders. A double garage with up and over door is accessed via a lengthy driveway.

Ascot Close is a cul-de-sac located off Palace Road (off Weld Road), well placed for walking to the beach, and conveniently located for access to both the town centre and Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line.





**Porch**

**Entrance Hall**

**Cloakroom/WC**

**Living Room** - 6.68m overall x 4.19m overall (21'11" x 13'9")

**Dining Room** - 3.51m x 2.92m (11'6" x 9'7")

**Sitting Room** - 3.56m x 2.69m (11'8" x 8'10")

**Kitchen/Breakfast Room** - 3.89m x 3.56m (12'9" x 11'8")

**Utility Room** - 3.05m x 1.5m (10'0" x 4'11")

**First Floor:**

**Landing**

**Bedroom 1** - 3.68m x 3.53m (12'1" x 11'7")

**Bedroom 2** - 4.19m x 3.68m (13'9" x 12'1")

**Bedroom 3** - 3.66m x 2.39m plus recess (12'0" x 7'10")

**Bathroom** - 2.46m x 1.78m (8'1" x 5'10")

**Outside:** The landscaped rear garden is a particular feature, arranged with paved patio, extensive shaped lawn and well stocked mature borders. A double garage 5.55m (18'3") x 4.75m (15'7") with remotely operated up and over door is accessed via a lengthy driveway.

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

**Tenure:** Leasehold for the residue of a term of 999 years (less 20 days) from 5th November 1969 with a fixed annual **Ground Rent** of £15, £7.50 half yearly, payable to Simarc.

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

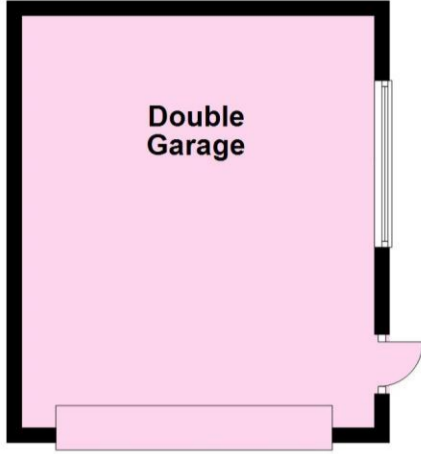
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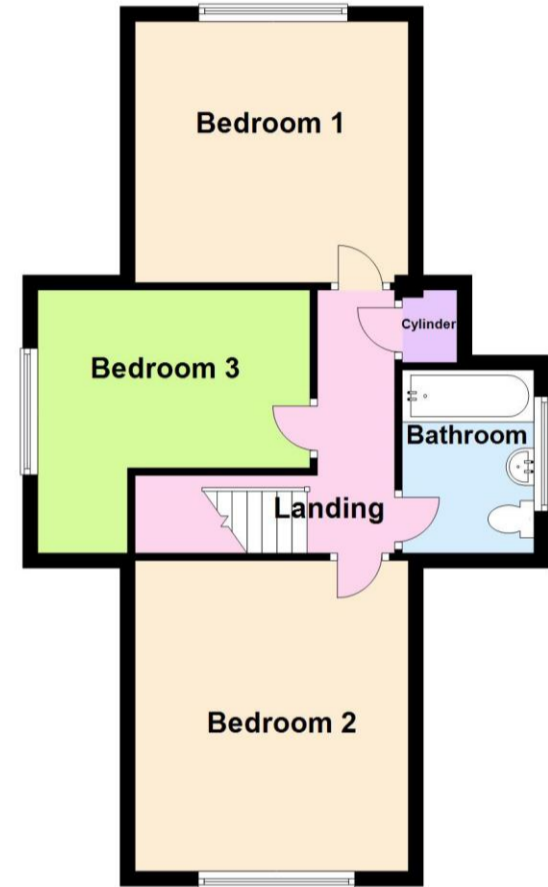
## Ground Floor

Approx. 83.8 sq. metres (902.1 sq. feet)



## First Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 135.5 sq. metres (1458.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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