

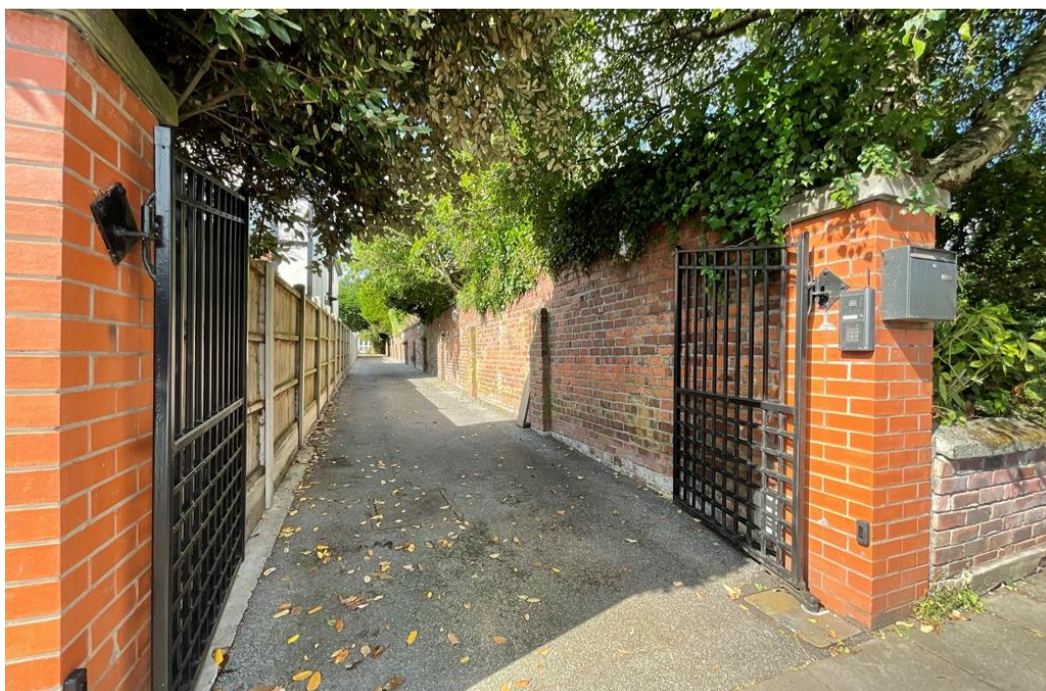


-  Unique Detached House
-  Four Double Bedrooms
-  Two Modern Bathrooms

-  Two Staircases
-  Compact & Private Garden
-  Secluded Birkdale Position

Price: £685,000 Subject to Contract

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





Accessed via twin electronic gates and set back from the road, this unique, detached property of character occupies a secluded position in a much sought after residential area of shore side Birkdale.

The gas centrally heated and double glazed accommodation has been extended and updated over the years to provide: Hall, Living Room, Lounge-Dining Room, fitted Kitchen, Utility Room and Cloakroom/WC to the ground floor. There are two staircases giving access to the first floor landing, off which there are four bedrooms (two with walk in wardrobes) and two Bathrooms.

Outside, there is hardstanding for a number of vehicles with a mature and compact front garden arranged with paved patio, shaped lawn, established shrub borders and mature trees.



GROUND FLOOR:

Hall

Living Room - 6.83m x 4.98m (22'5" x 16'4")

Lounge-Dining Room - 6.63m x 3.73m (21'9" x 12'3")

Kitchen - 5.36m x 3.53m (17'7" x 11'7")

Utility Room - 4.29m overall x 2.82m (14'1" x 9'3")

WC

First Floor:

Landing

Bedroom 1 - 4.06m x 3.84m (13'4" x 12'7")

Bedroom 2 - 3.73m x 3.56m (12'3" x 11'8")

Bedroom 3 - 3.53m x 2.67m plus door recess (11'7" x 8'9")

Bedroom 4 - 4.06m x 2.39m plus recess (13'4" x 7'10")

Bathroom One - 4.06m x 3.84m (13'4" x 12'7")

Bathroom Two - 2.59m x 2.44m (8'6" x 8'0")

Outside: Accessed via twin, wrought iron, electronic gates, the property is set back from the road down a tarmac driveway leading to hardstanding for a number of vehicles. A mature and compact front garden is arranged with paved patio, shaped lawn, established shrub borders and mature trees.

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

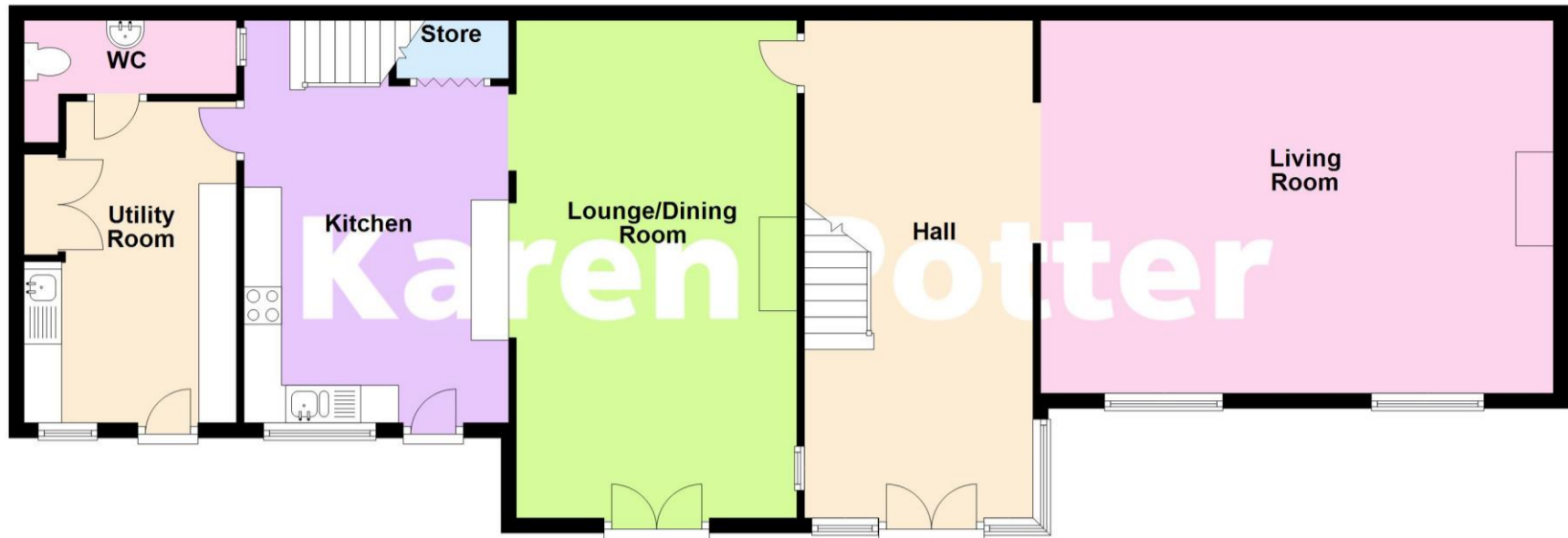
Tenure: Confirmed by the vendor's solicitor to be LEASEHOLD on a 999 year residue from the 1st January 1891 with an annual ground rent of £100.

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. 115.2 sq. metres (1239.9 sq. feet)

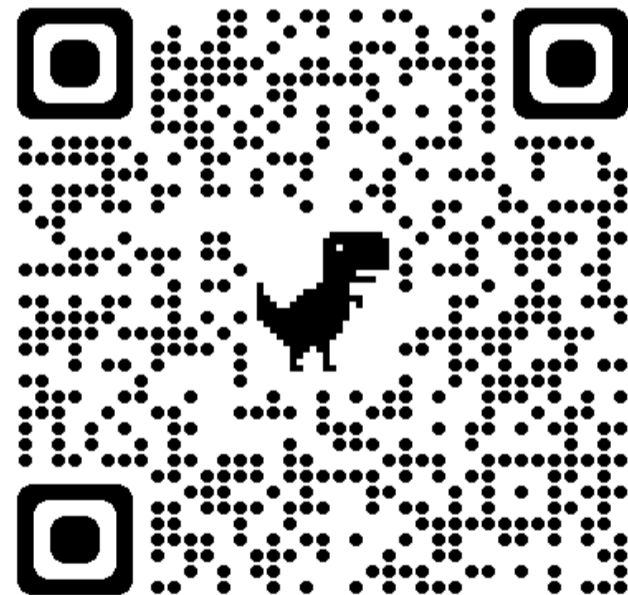


First Floor
Approx. 98.2 sq. metres (1057.2 sq. feet)



Total area: approx. 213.4 sq. metres (2297.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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