



-  Extended Semi Detached House
-  'Front Doors Together' Style
-  Three Bedrooms

-  Three Reception Rooms
-  Modern Kitchen & Shower Room
-  180ft Rear Garden

Price: £375,000 Subject to Contract

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





An early inspection is highly recommended of this particularly well presented, traditional, extended semi detached house of the 'front doors together' style offering spacious family accommodation in a much sought after residential area of Birkdale.

The deceptively spacious, gas centrally heated and double glazed accommodation is arranged across two floors and briefly comprises: Entrance Vestibule, Hall, through Living Room, WC, fitted Kitchen, Dining Room and Lounge to the ground floor with three Bedrooms and Shower Room to the first.

Outside, the front is block paved to provide off road parking for a number of vehicles with timber gates giving access down the side of the house to a block paved courtyard area. The rear garden is a particular feature being approximately 180 ft long, arranged with paved patio area leading to extensive shaped lawn with well stocked, mature borders, vegetable plot, timber garden store, summerhouse and greenhouse.

The property stands on Liverpool Road between Carr Lane and Nixons Lane, with the amenities of Hillside and Ainsdale village both readily accessible. A number of highly regarded local schools are also within the immediate vicinity.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 8.51m into bay x 3.18m (27'11" x 10'5")

WC

Kitchen - 4.39m x 3.56m overall (14'5" x 11'8")

Dining Room - 4.83m x 2.92m (15'10" x 9'7")

Lounge - 5.69m x 3.53m (18'8" x 11'7")

First Floor:

Landing

Bedroom 1 - 4.9m x 3.76m (16'1" x 12'4")

Bedroom 2 - 3.73m x 3.18m (12'3" x 10'5")

Bedroom 3 - 2.92m x 2.87m (9'7" x 9'5")

Shower Room

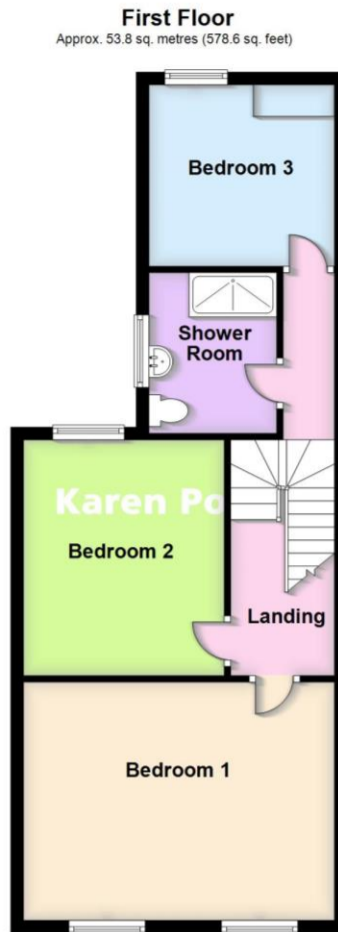
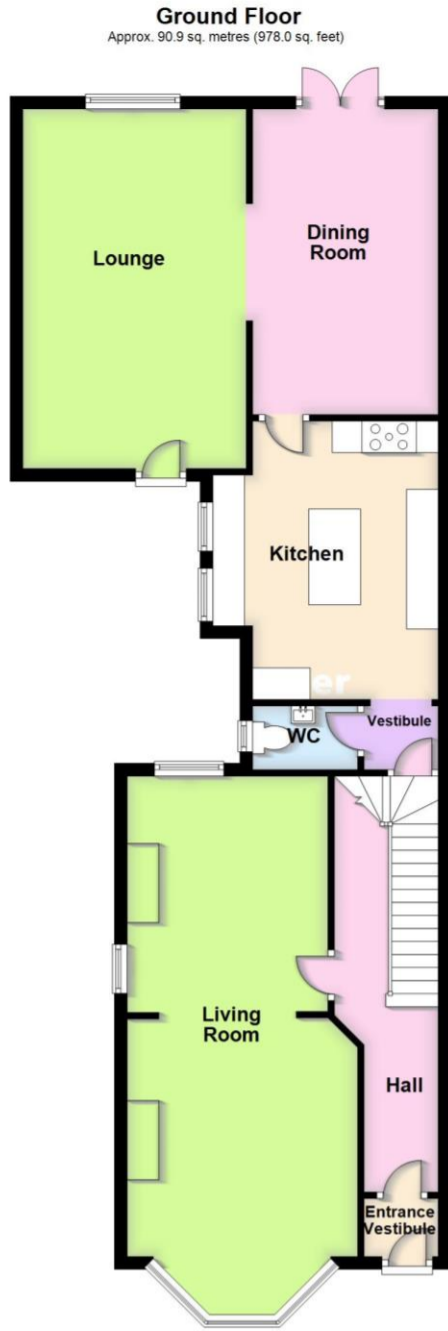
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Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D

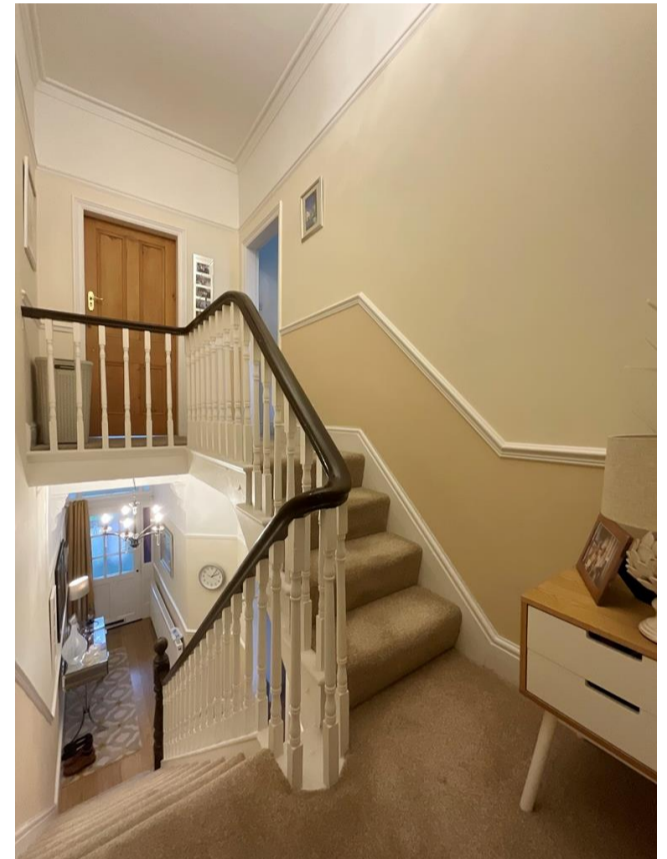
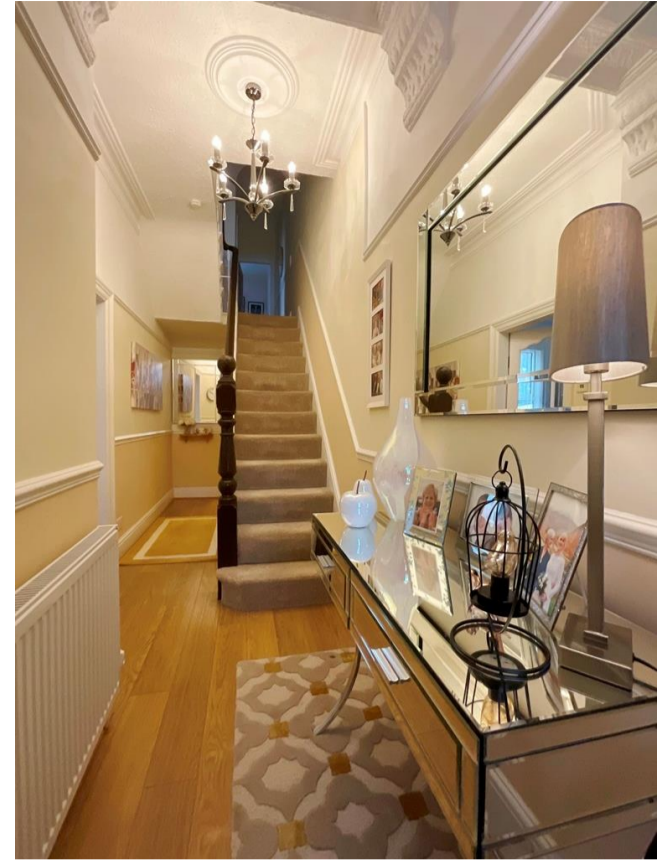
Tenure: LEASEHOLD for a residue of 999 years from 29th September 1948 with a fixed annual ground rent of £5

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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Total area: approx. 144.6 sq. metres (1556.6 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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