



-  Double Fronted Detached House
-  Six Bedrooms - Three Bathrooms
-  Conservatory

-  Three Reception Rooms
-  Large Gardens and Garage
-  Gas Central Heating and Double Glazing

Price: £685,000 Subject to Contract

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





NO CHAIN - An imposing double fronted detached family house located in a highly sought after residential area conveniently placed for access to Birkdale Village and standing in generously proportioned gardens.

The property offers well presented accommodation of character which is planned on three floors plus a small basement and installed with gas central heating and double glazing. The accommodation briefly comprises Enclosed Vestibule, Hall, Front Living Room, Front Dining Room, Kitchen with Dining Area off, open access through to a large Conservatory, Utility Room, wc and Boot Room with access to the Basement. To the first floor there are four Bedrooms (the principal with En Suite Shower Room) and main Bathroom and there is a secondary staircase leading to the second floor where there are two further large Bedrooms and an En Suite Bathroom.

Outside there are large gardens to the front and rear, the front mainly gravelled providing ample parking and leading to a drive through Garage at the side, and a gate to the opposite side leading to the rear.

Dover Road is located off Crescent Road and is conveniently placed for access to Birkdale Shopping Village, local primary and secondary schools and both railway stations at Birkdale and Hillside on the Southport/Liverpool commuter line.



Ground Floor

Entrance Vestibule

Hall

Living Room - 5.19m x 3.95m (17'0" x 12'11") Including window recess

Dining Room - 3.99m x 3.93m (13'1" x 12'10") plus splay bay window

Boot Room
With access to the Basement

Dining Area - 3.81m x 2.71m (12'6" x 8'10")
with open access to the Kitchen and Conservatory

Kitchen - 3.96m x 3.95m (12'11" x 12'11")

WC

Utility - 1.91m x 1.8m (6'3" x 5'10")

Conservatory - 4.53m x 3.78m (14'10" x 12'4")

Basement

Hallway - 5.84m x 1.8m (19'1" x 5'10")

Store Room - 4.71m maximum x 3.95m (15'5" x 2'11")

Outside:

The property stands in generously proportioned gardens to the front and rear, the front being mainly gravelled and providing ample parking and access to the drive through garage at the side.





First Floor:

Landing

Bedroom 1 - 5.19m maximum x 3.96m (17'0" x 12'11") including window recess

En-suite Shower Room - 2.67m x 1.68m (8'9" x 5'6")

Bedroom 2 - 3.96m x 3.93m (12'11" x 12'10")

Bedroom 3 - 3.98m x 3.95m (13'0" x 12'11") overall and with reducing headspace beneath stairs

Bedroom 4 - 3.05m x 2.71m (10'0" x 8'10")

Bathroom - 2.69m x 2.62m (8'9" x 8'7")

Second Floor:

Landing

Bedroom 5 - 5.87m x 4.87m (19'3" x 15'11")

En-suite Bathroom - 4.17m x 1.57m (13'8" x 5'1")

Bedroom 6 - 4.33m x 3.95m (14'2" x 12'11") Overall and maximum

Tenure:

Freehold

Council Tax:

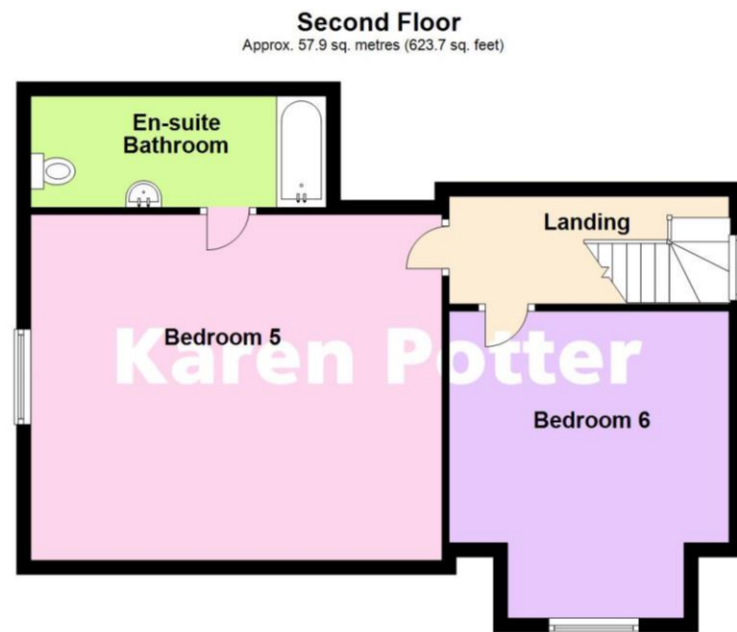
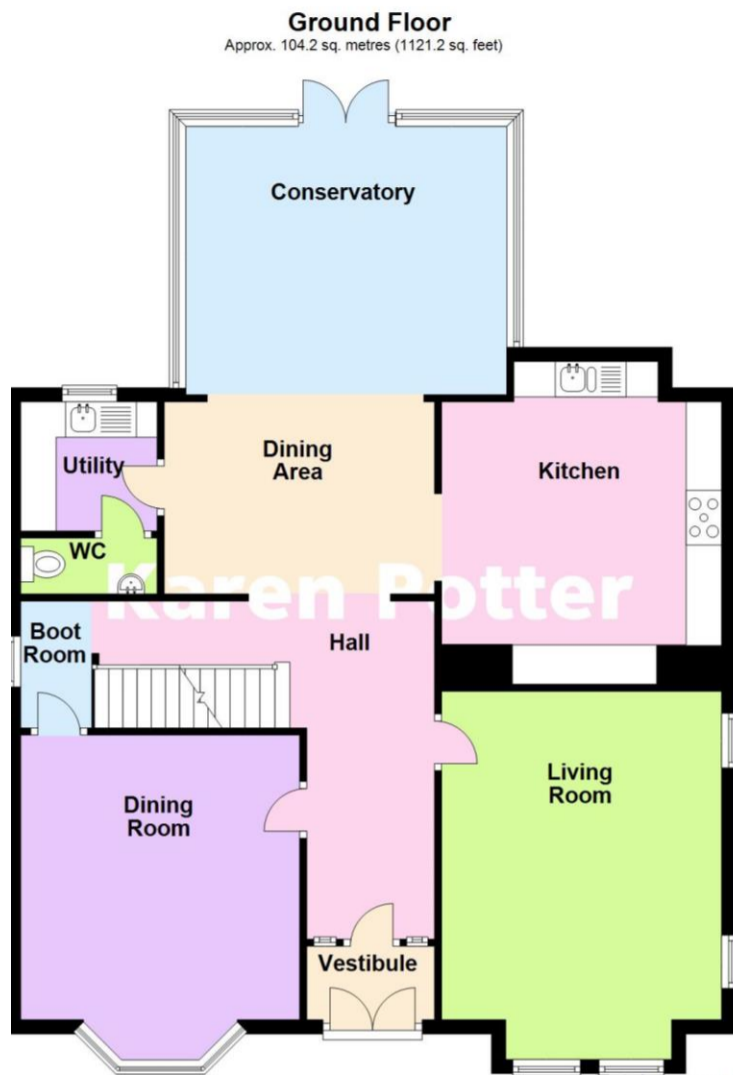
Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E.

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. 276.6 sq. metres (2976.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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