



-  Exceptional Detached Family House
-  Four Bedrooms – 3 En-Suite
-  Four Reception Rooms

-  South Facing Rear Garden
-  Garage & Parking
-  No Chain

Price: Offers over £850,000

Subject to Contract

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





A rare opportunity has arisen to purchase an exceptional, double fronted detached, family house located within a highly sought after residential area of Birkdale and standing in beautifully landscaped gardens.

In the opinion of the Agents, the property offers charming accommodation of considerable character which can only be appreciated fully upon an internal inspection. Arranged over two floors, the accommodation briefly comprises Entrance Vestibule, Reception Hall, fitted Cloakroom/WC, Living Room, Dining Room, Snug, Kitchen open plan to Family Room, Studio/Games Room, Laundry Room and further WC to the ground floor. There are four Bedrooms with fitted wardrobes, the principal sharing a Jack & Jill En-Suite Shower Room with Bedroom 4, Bedroom 2 also having an En suite Bathroom, a Study and family Bathroom to the first floor.

The property stands in beautifully landscaped gardens offering a high level of privacy and incorporating a tarmac driveway providing ample parking and leading to a detached garage with power, plumbing and light connected. The rear garden is a particular feature, offering a southerly aspect, arranged with paved patio, extensive shaped lawn and well stocked mature borders.

Gainsborough Road is located to the shore side of Birkdale, conveniently placed for access to Birkdale Shopping Village and the railway station on the Southport/Liverpool commuter line.



Ground Floor:

Entrance Vestibule

Reception Hall

Cloakroom/WC

Living Room - 6.22m x 4.55m into inglenook (20'5" x 14'11")

Dining Room - 5.28m x 4.83m into inglenook (17'4" x 15'10")

Snug - 2.46m x 1.98m (8'1" x 6'6")

Family Room - 7.92m x 2.24m (26'0" x 7'4")

Kitchen - 7.06m overall x 4.95m overall (23'2" x 16'3")

Studio - 6.88m overall x 4.83m overall (22'7" x 15'10")

Laundry Room - 2.77m x 2.16m (9'1" x 7'1")

WC - 2.77m x 0.89m (9'1" x 2'11")

First Floor:

Landing

Bedroom 1 - 5.28m overall x 4.83m overall (17'4" x 15'10")

Jack & Jill En-Suite - 2.13m x 1.6m (7'0" x 5'3")

Bedroom 2 - 5.31m overall x 4.55m overall (17'5" x 14'11")

En-Suite Bathroom - 2.82m x 1.75m (9'3" x 5'9")

Bedroom 3 - 3.91m x 3.02m (12'10" x 9'11")

Bedroom 4 - 3.94m x 2.59m overall (12'11" x 8'6")

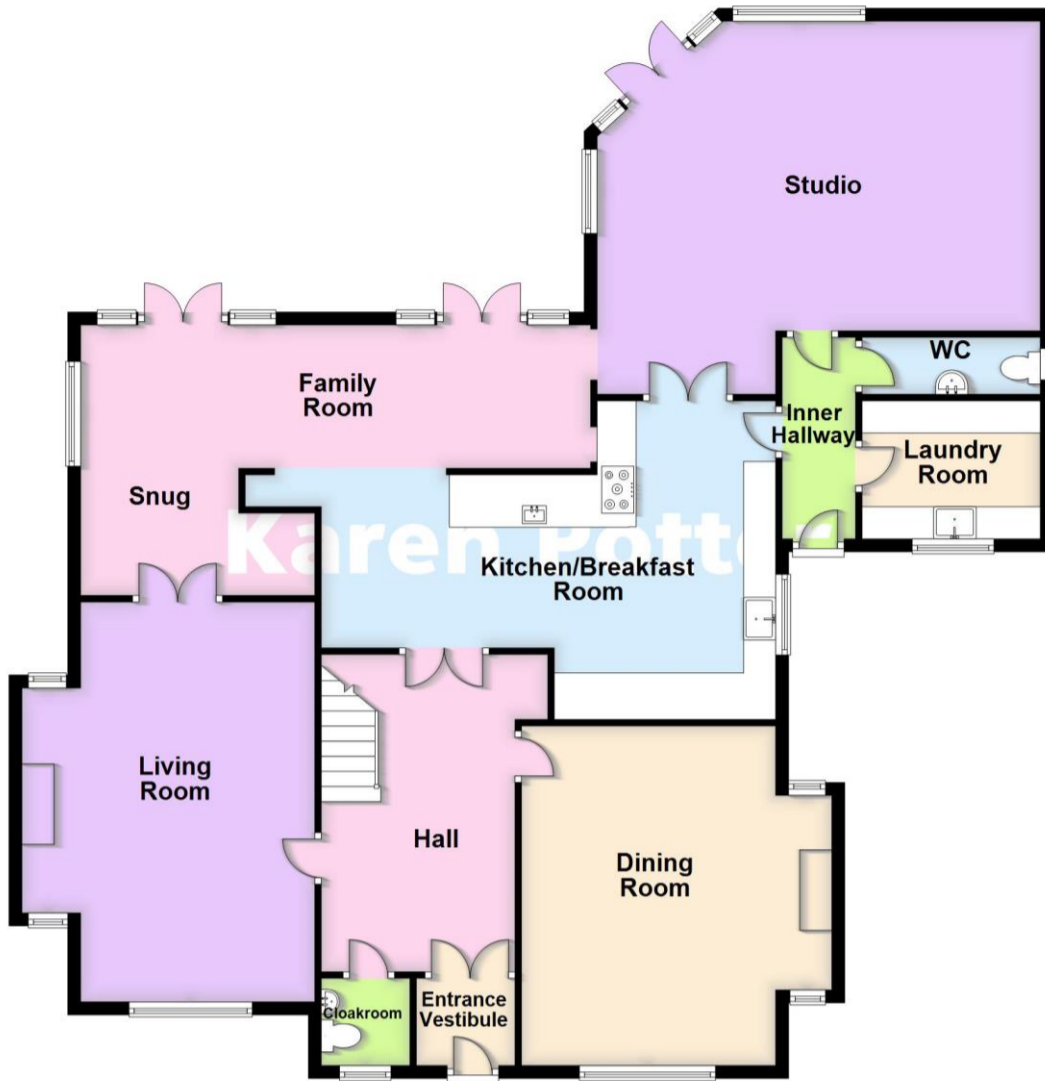
Study - 2.82m x 1.78m overall (9'3" x 5'10")

Bathroom - 2.67m x 2.16m (8'9" x 7'1")

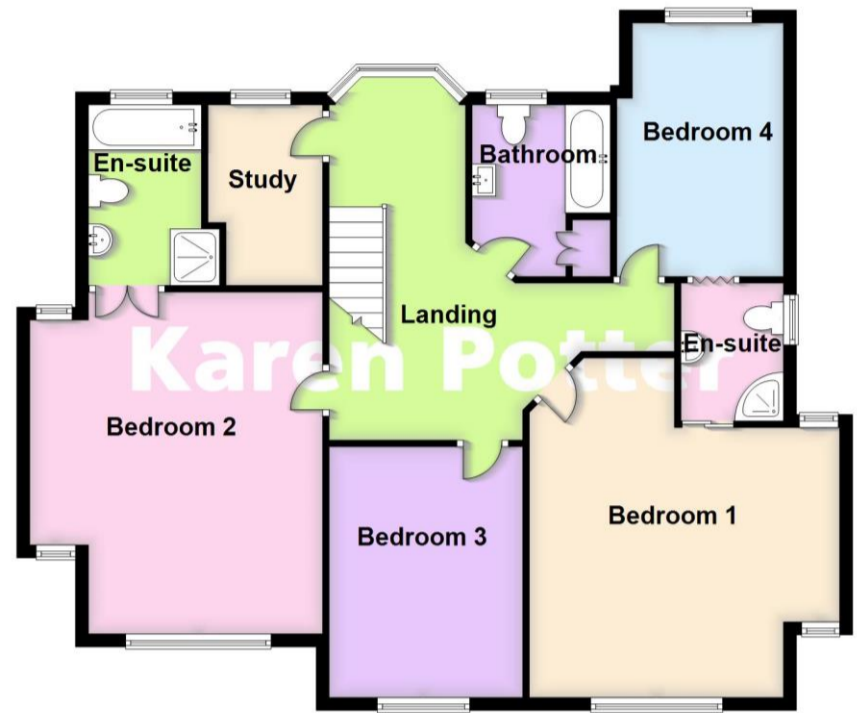
Outside: The property stands in beautifully landscaped gardens offering a high level of privacy and incorporating a tarmac driveway providing ample parking and leading to a detached garage with power, plumbing and light connected. The rear garden is a particular feature, offering a southerly aspect, arranged with paved patio, extensive shaped lawn and well stocked mature borders.



Ground Floor
Approx. 171.1 sq. metres (1841.6 sq. feet)



First Floor
Approx. 105.0 sq. metres (1130.4 sq. feet)



Total area: approx. 276.1 sq. metres (2972.0 sq. feet)

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

Tenure: The vendor's solicitor has confirmed that the vendor owns both the freehold and leasehold titles

Mobile Phone Signal: Check signal strengths via the link: <https://www.signalchecker.co.uk/>

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
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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