



-  Traditional Detached House
-  Three Double Bedrooms
-  Two Receptions & Conservatory

-  Modern Kitchen/Breakfast Room
-  Generous Plot
-  Garage & Parking

**Price: £595,000**

Subject to Contract

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





Occupying an excellent residential location opposite and overlooking the Botanic Gardens, this outstanding detached house is very well placed for walking into Churchtown village.

In the opinion of the Agents, the property offers attractively proportioned and well planned accommodation, installed with gas central heating and upvc double glazing and briefly comprises: Entrance Vestibule, Hall, Cloakroom, WC, Front Living Room, Rear Lounge-Dining Room, Conservatory and Kitchen/Breakfast Room to the ground floor with three double Bedrooms, Shower Room and separate WC to the first floor.

Outside, a block paved carriage driveway is accessed via twin pairs of wrought iron gates, allowing for multi vehicle off road parking and giving access to a Garage with remotely operated roller door. The rear garden is a particular feature arranged with paved patio leading to extensive shaped lawn with ornamental pond and mature borders. There is also a couple of useful outbuildings and a summer house.

The property occupies a superb residential location overlooking the Botanic Gardens to the front and having an open aspect to the rear. There are well regarded Primary and Secondary Schools within the vicinity and public transport facilities to the Town Centre.



## Ground Floor:

### Entrance Vestibule

### Hall

**Cloakroom** - 2.24m x 1.02m (7'4" x 3'4")

**WC** - 1.88m x 0.74m (6'2" x 2'5")

**Living Room** - 5.13m into bay x 5.03m into inglenook (16'10" x 16'6")

**Lounge-Dining Room** - 7.85m into bay x 3.63m (25'9" x 11'11")

**Conservatory** - 6.05m x 3.71m (19'10" x 12'2")

**Kitchen-Breakfast Room** - 5.03m x 3.71m plus recess (16'6" x 12'2")

## First Floor:

### Landing

**Bedroom 1** - 4.24m x 4.17m (13'11" x 13'8")

**Bedroom 2** - 3.63m x 3.25m (11'11" x 10'8")

**Bedroom 3** - 4.22m into bay x 3.63m (13'10" x 11'11")

**Shower Room** - 3.05m x 2.69m (10'0" x 8'10")

### WC

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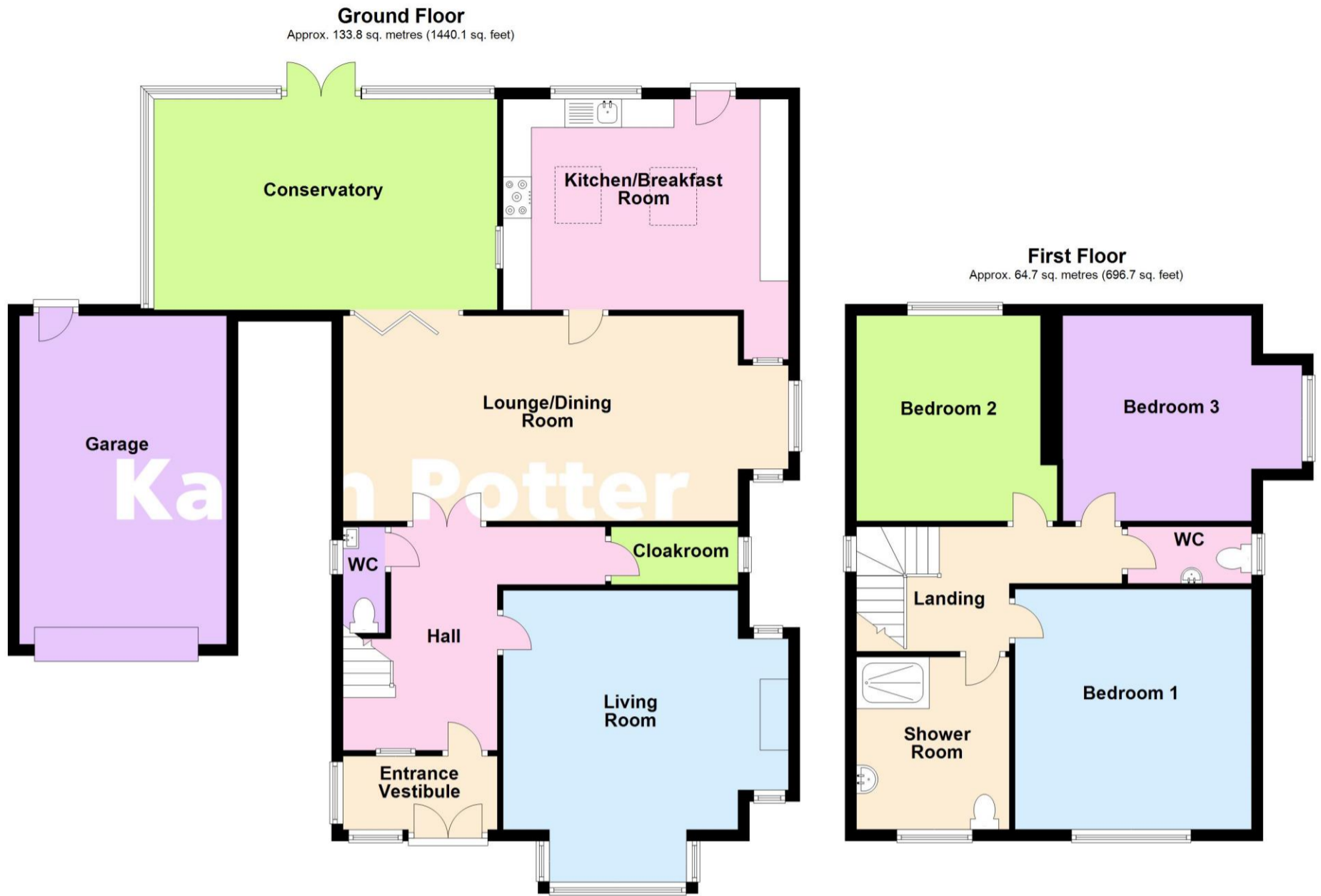
**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band F

**Tenure:** Confirmed by the vendor's solicitor as LEASEHOLD on a 999 year residue from 1.11.1962 with a fixed annual ground rent of £1.

**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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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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