



-  Detached Family Home
-  Five Bedrooms
-  Three Reception Rooms

-  Detached Double Garage and Parking
-  Sought After Residential Area
-  Well Maintained Gardens

Price: £645,000 Subject to Contract

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





Only by an internal inspection may the many outstanding features of this truly exceptional detached family house be fully appreciated. Located to the shore side of Birkdale within a highly sought after residential area, this property would appeal to a buyer looking for a fantastic family home with a private garden and detached double garage.

The beautifully presented accommodation comprises Hall; Living Room; open plan fitted Kitchen and Dining Room with island unit; Snug; Study and WC/Cloakroom. To the first floor there are five Bedrooms (the Principal Bedroom with an En-suite) and family Bathroom with roll top bath and large 'walk-in' shower.

The property stands in established, well maintained private gardens which incorporates a private terrace, and is a perfect outside entertaining space. There is a herringbone style, block paved driveway to the front for multiple cars, which leads to the detached double garage.

Carnoustie Close is located off Oxford Road and is conveniently placed for access to Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line.



Ground Floor:

Hall

Kitchen/Dining Room - 6.69m x 3.04m (21'11" x 9'11")

Living Room - 5.21m x 3.71m (17'1" x 12'2")

Study - 3.71m x 2.08m (12'2" x 6'9")

Snug - 4.5m x 2.86m (14'9" x 9'4")

Utility Room - 2.37m x 1.88m (7'9" x 6'2")

First Floor:

Bedroom 1 - 4.33m x 3.56m (14'2" x 11'8") Overall and into wardrobes

En-suite - 2.69m x 1.68m (8'10" x 5'6") Overall

Bedroom 2 - 3.03m x 4.37m (9'11" x 14'4") Overall and into wardrobe

Bedroom 3 - 3.71m x 2.92m (12'2" x 9'6")

Bedroom 4 - 3.13m x 2.92m (10'3" x 9'6")

Bedroom 5 - 2.97m x 2.95m (9'8" x 9'8")

Bathroom - 3.47m x 2.08m (11'4" x 6'9")

Outside - The property stands in established, well maintained private gardens which incorporates a private terrace, and is a perfect entertaining space. The front incorporates a herringbone style, block paved driveway leading to a detached double garage.

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

Tenure - The owner has provided written confirmation that the tenure is Freehold.

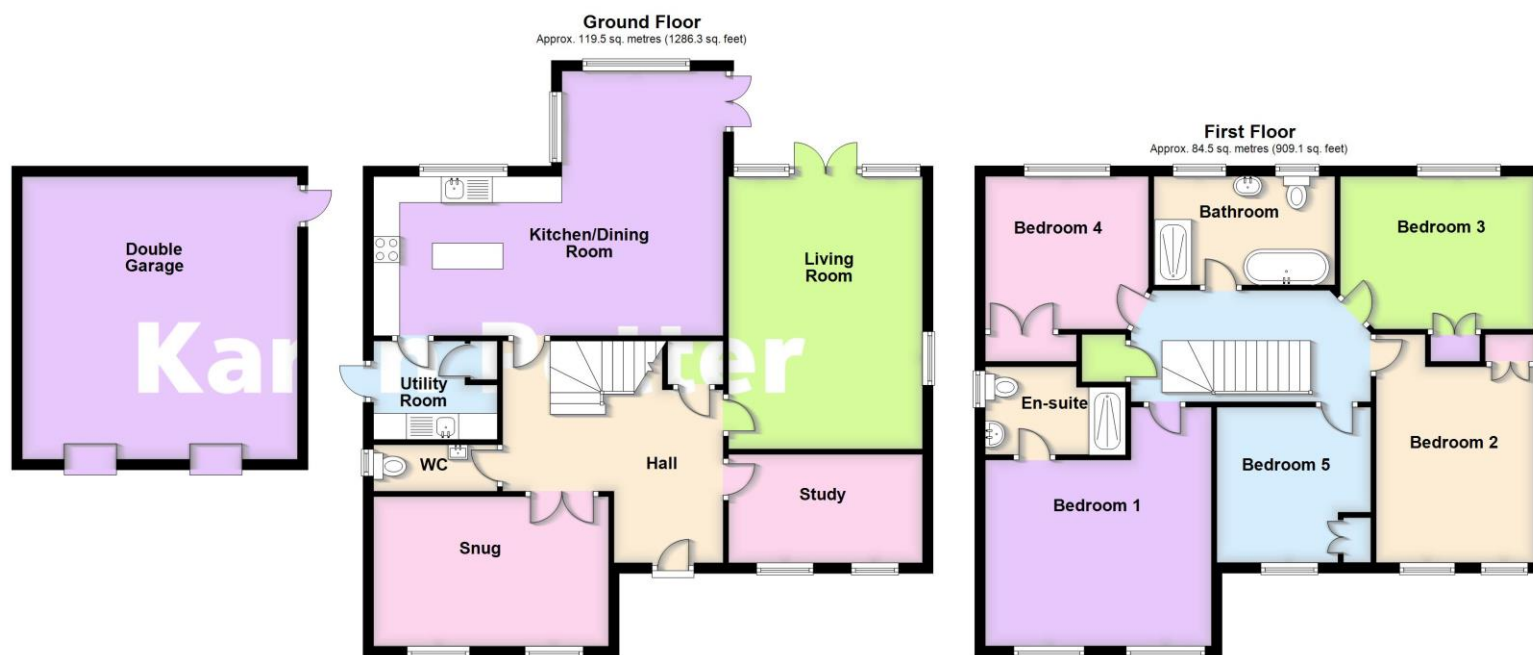
Mobile Phone Signal - Check signal strengths here: <https://www.signalchecker.co.uk/>

Broadband - Check the availability here: <https://labs.thinkbroadband.com/local/index.php>

NB - We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

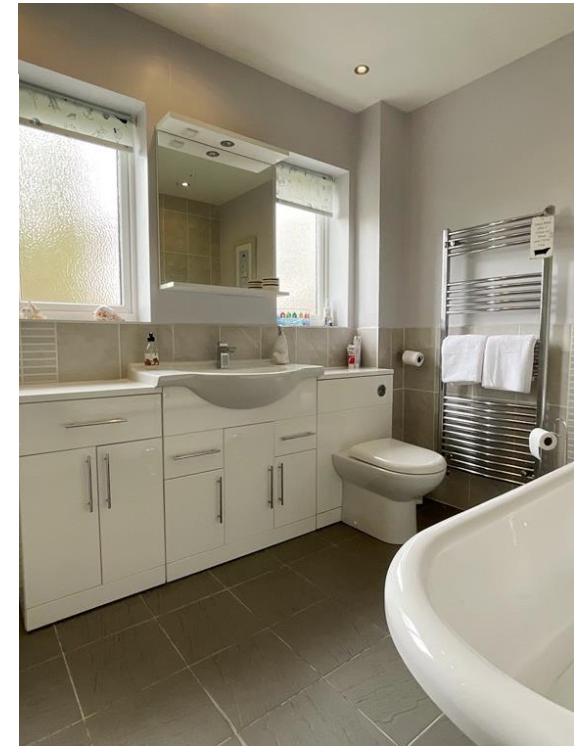
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Total area: approx. 204.0 sq. metres (2195.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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