



-  Substantial Semi Detached House
-  Four Double Bedrooms, One En-Suite
-  Three Reception Rooms

-  Garage & Parking
-  Mature Gardens
-  Inspection Highly Recommended

Price: £420,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this deceptively spacious, semi detached family house, which is located in a highly sought after residential area of Birkdale.

The property offers well presented, attractively planned and generously proportioned accommodation briefly comprising: Entrance Vestibule, spacious Reception Hall, Cloakroom, Front Living Room, Rear Dining Room, Morning Room, Fitted Kitchen, Utility and WC to the ground floor with four double Bedrooms (principal with en-suite shower room) and family Bathroom to the first. Gas central heating and upvc double glazing are installed.

Outside, there are established gardens to the front and rear, the front incorporating ample parking space with driveway leading to a Garage at the rear.

Ryder Crescent is located off Waterloo Road where there are public transport facilities to the town centre. The railway station at Hillside is readily accessible and there are local shops at Sandon Road. A number of highly regarded primary and secondary schools are within easy reach.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom

Living Room - 4.7m x 3.91m (15'5" x 12'10")

Dining Room - 5.44m x 3.66m (17'10" x 12'0")

Morning Room - 4.27m x 3.3m plus door recess (14'0" x 10'10")

Kitchen - 3.3m x 2.31m (10'10" x 7'7")

Utility Room - 2.31m x 1.85m (7'7" x 6'1")

WC

First Floor:

Landing

Bedroom 1 - 4.72m into bay x 3.91m overall (15'6" x 12'10")

En-Suite

Bedroom 2 - 5.44m x 3.58m (17'10" x 11'9")

Bedroom 3 - 3.38m x 3.3m (11'1" x 10'10")

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

Bathroom - 2.51m x 2.03m (8'3" x 6'8")

Outside: There are established gardens to the front and rear, the front incorporating ample parking space with driveway leading to a Garage at the rear.

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

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

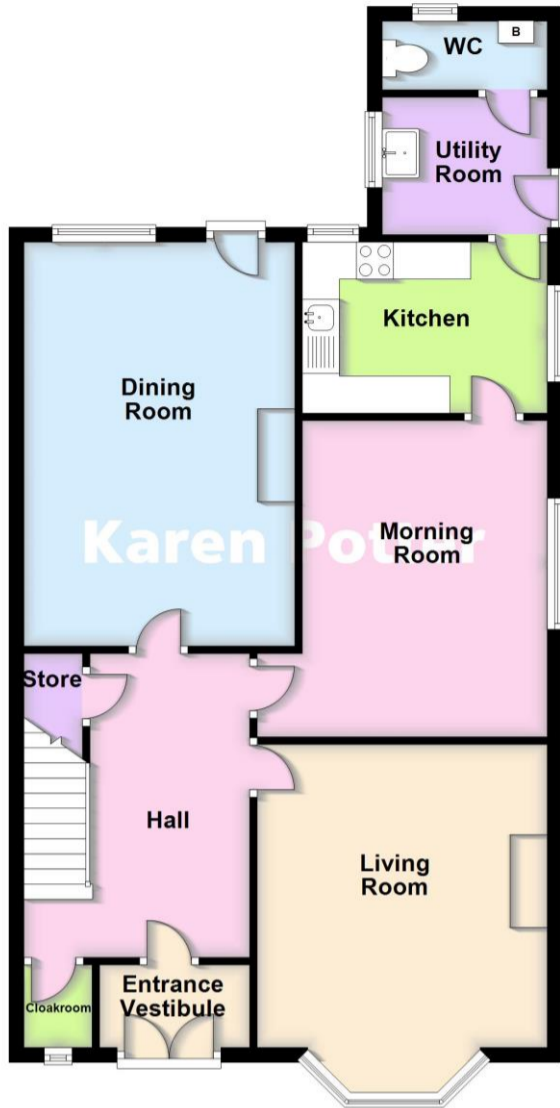
Mobile Phone Signal: Check signal strengths via the link: <https://www.signalchecker.co.uk/>

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

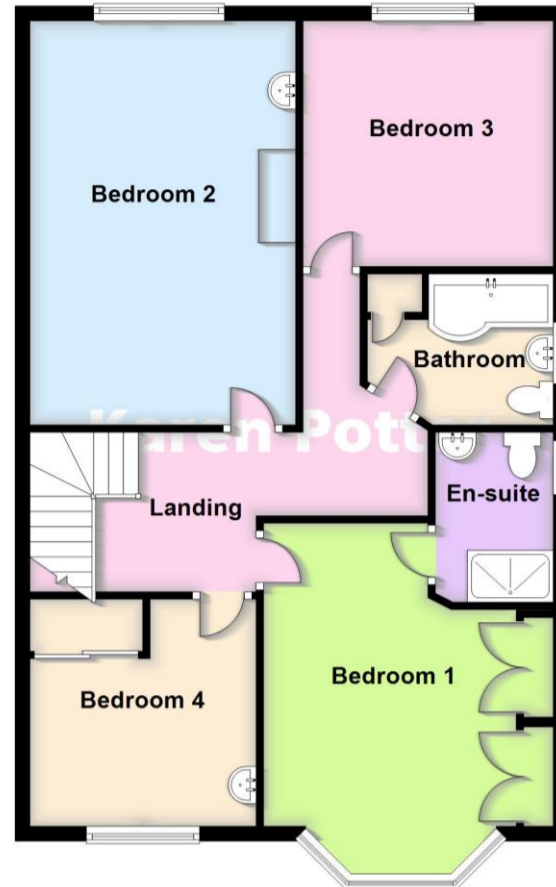
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Ground Floor
Approx. 84.1 sq. metres (905.1 sq. feet)



First Floor
Approx. 76.9 sq. metres (828.3 sq. feet)



Total area: approx. 161.0 sq. metres (1733.3 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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