



-  Exceptional Detached Family Home
-  Four Bedrooms
-  Two Reception Rooms

-  Large 38' Tandem Garage
-  In need of Modernisation
-  Inspection Recommended

**Price: £595,000** Subject to Contract

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







An excellent opportunity to purchase this impressive double fronted detached family house of character, occupying a prime residential location within Birkdale. This exceptional property is offered for sale with no onward chain and would benefit from some updating.

Arranged over two floors, the well proportioned accommodation briefly comprises: Hall, Living Room, Lounge, Kitchen/Dining Room, Cloakroom and WC to the ground floor, with four bedrooms (Bedroom 2 with door to eaves storage space), bathroom and separate WC to the first floor.

There are established gardens to the front and rear, the front incorporating a paved driveway leading to a 38' tandem garage. The large rear garden is a particular feature, planned with shaped lawn, established borders and planters. The property is within walking distance of the railway station at Hillside on the Southport/Liverpool commuter line, a number of primary and secondary schools, local shops at Hillside, access to Birkdale and Ainsdale shopping villages with public transport facilities to the town centre immediately adjacent.





## Hall

**Living Room** - 4.98m x 3.31m (16'4" x 10'10")

**Kitchen/Dining Room** - 5.41m x 3.5m (17'8" x 11'5")  
Overall

**Lounge** - 4.61m x 4.34m (15'1" x 14'2") into bay

**Cloakroom leading to WC**

## First Floor:

**Bedroom 1** - 4.61m x 3.77m (15'1" x 12'4")

**Bedroom 2** - 4.98m x 3.28m (16'4" x 10'9")

**Bedroom 3** - 3.1m x 2.53m (10'2" x 8'3")

**Bedroom 4** - 2.81m x 2.45m (9'2" x 8'0")

**Bathroom** - 2.62m x 1.8m (8'7" x 5'11")

**WC** - 0.86m x 1.78m (2'10" x 5'10")

**Outside** - There are established gardens to the front and rear, the front incorporating a paved driveway leading to a 38' tandem garage. The large rear garden is a particular feature, planned with shaped lawn, established borders and planters.

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

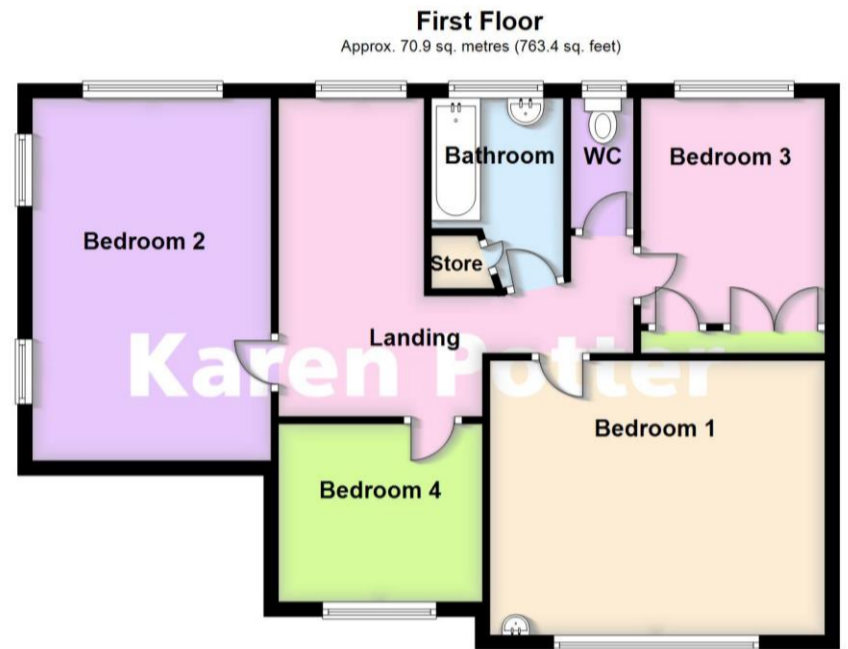
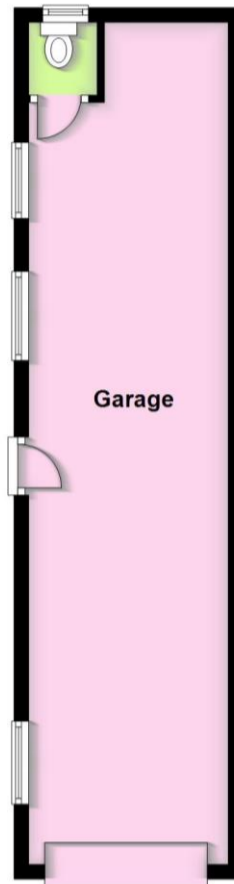
**Tenure** - Freehold

**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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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