

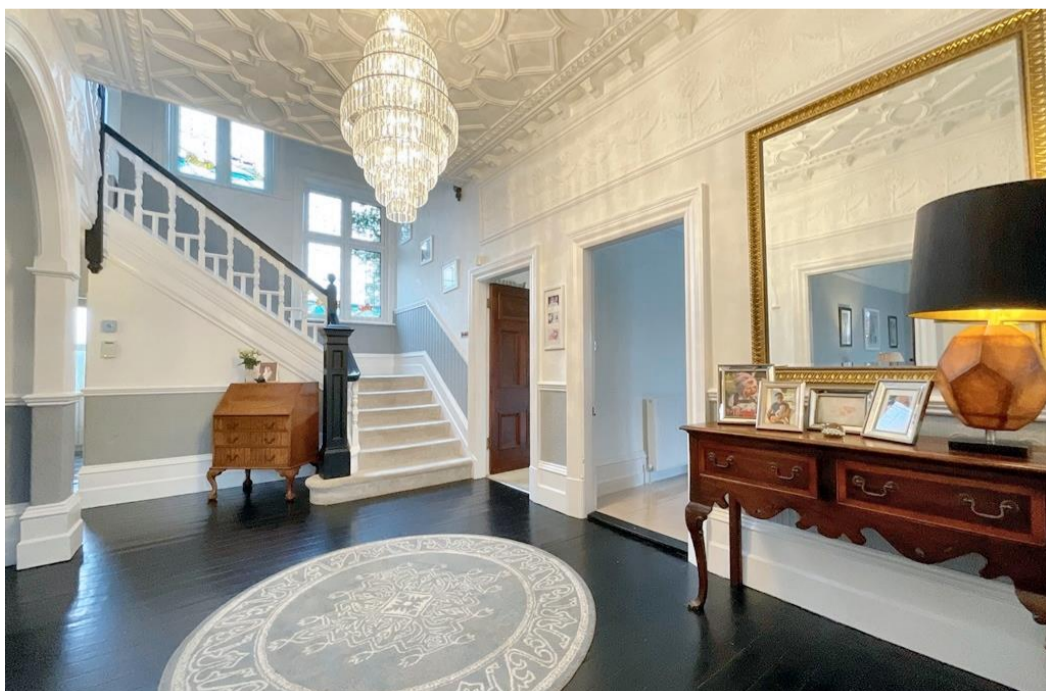


-  Impressive Detached House
-  Five Bedrooms
-  Three Reception Rooms

-  Two Bathrooms
-  Basement Suite
-  Double Garage & Gardens

**Price: £725,000** Subject to Contract

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





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this outstanding, double fronted detached family house which offers a wealth of original features including original doors, fireplaces and intricate decorative ceilings.

The property stands in well proportioned gardens to the front and rear with a carriage sweep driveway to the front incorporating ample parking space and a driveway to the side leading to a double width garage.

The accommodation briefly comprises 26' Reception Hall, Fitted Cloakroom/WC, Front Living Room, Front Dining Room, Rear Lounge, Conservatory, Fitted Dining Kitchen, Five Bedrooms (the principal with En Suite Dressing Room and Shower Room), Bathroom and separate WC. Gas central heating and double glazing is installed.

The property is located in a highly sought after residential area located off Cambridge Road and conveniently placed for access to the many facilities of both Churchtown Shopping Village and the town centre. Hesketh Park is readily accessible and there are a number of primary and secondary schools within the vicinity.



**Ground Floor:**

**Entrance Vestibule**

**Reception Hall** - 8.08m x 3.07m (26'6" x 10'1")

**Fitted Cloakroom/WC**

**Living Room** - 6.2m overall x 4.88m into bay (20'4" x 16'0")

**Dining Room** - 5.72m into bay x 4.9m overall (18'9" x 16'1")

**Lounge** - 4.09m x 3.63m (13'5" x 11'11")

**Garden Room** - 4.24m x 2.64m (13'11" x 8'8")

**Fitted Kitchen/Breakfast Room** - 7.11m x 3.96m (23'4" x 13'0")

**First Floor:** - 5.51m x 4.88m overall (18'1" x 16'0")

**Bedroom 1** - 4.32m x 4.29m (14'2" x 14'1")

**Dressing Room** - 3.05m x 3.02m (10'0" x 9'11")

**En-Suite** - 2.41m x 1.37m (7'11" x 4'6")

**Bedroom 2** - 4.88m x 4.14m (16'0" x 13'7")

**Bedroom 3** - 4.06m x 3.66m (13'4" x 12'0")

**Bedroom 4** - 3.94m x 3.66m (12'11" x 12'0")

**Bathroom** - 3.63m x 2.13m (11'11" x 7'0")

**WC**

**Second Floor:**

**Bedroom 5** - 3.94m x 3.63m overall (12'11" x 11'11")

**Store Room** - 5.51m in length with reducing headspace

**Basement**

**Utility Room** - 2.69m x 1.65m (8'10" x 5'5")

**Gym** - 4.14m x 3.96m (13'7" x 13'0")

**Office** - 2.87m x 2.36m (9'5" x 7'9")

**Storage Area**

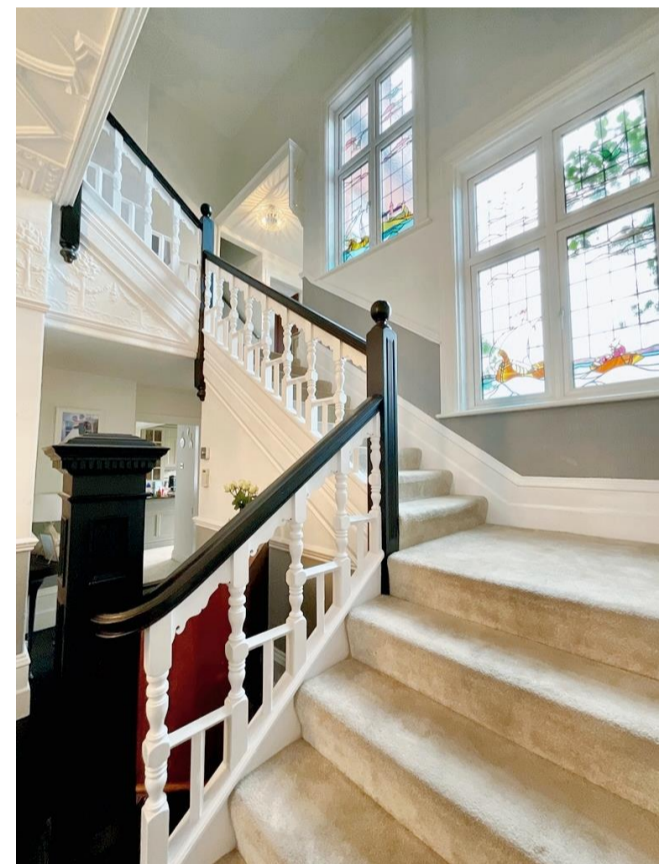
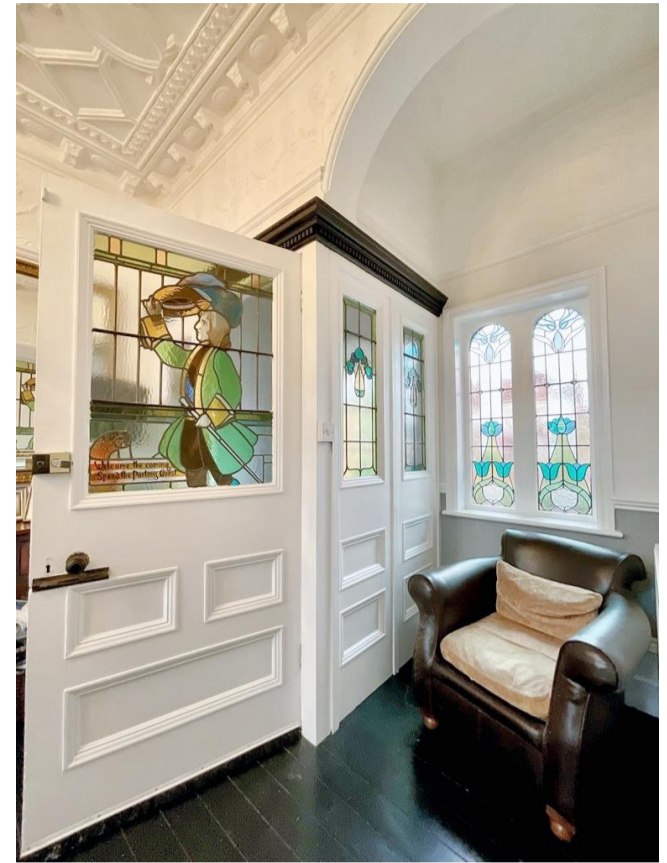
**Outside:** There are established, well maintained gardens to the front and rear of the property, the front incorporating a carriage-sweep driveway and incorporating ample parking space. The driveway extends to the side and leads to a detached brick **DOUBLE WIDTH GARAGE** (17' x 21' 5") installed with electric light and power, remote controlled electrically operated up and over door, water tap, side door. The rear garden is planned with large paved patio, shaped lawn, established shrubs and timber decking.

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

**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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	27	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &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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