



-  Double Fronted Semi-Detached House
-  Three Bathrooms
-  Immediately Adjacent to Birkdale Village

-  Four Bedrooms
-  Open Plan Kitchen & Living Room
-  Off Road Parking & Garden to Rear

Price: Offers over £375,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this exceptional double fronted semi-detached house which is located immediately adjacent to the many amenities Birkdale Shopping Village.

Offered for sale with no onward chain, the property offers well presented, attractively planned accommodation of character briefly comprising Enclosed Vestibule, Hall, Fitted Cloakroom & wc, rear Living Room open plan with Fitted Breakfast Kitchen and Utility Room to the ground floor. There is a double Bedroom located to the ground floor with French doors leading to the rear garden and also having the benefit of a modern En Suite Wet Room. To the first floor there are three further Bedrooms (the principal with En Suite Shower Room and walk in Closet) and modern Bathroom. Gas central heating and double glazing are installed.

Outside there is ample parking to the front of the property and an enclosed Courtyard Garden planned for ease of maintenance and enjoying a westerly aspect.

Claremont Road is located immediately adjacent to Birkdale Village where there are a number of shops, bars, restaurants and the railway station on the Southport/Liverpool commuter line. In addition, the town centre and beach are both readily accessible.



GROUND FLOOR:

Enclosed Vestibule

Hall

Fitted Cloakroom/wc

Rear Living Room - 6.22m x 3.35m (20'5" x 11'0") open plan to:-

Breakfast Kitchen - 5.69m x 2.64m (18'8" x 8'8")

Front Dining Room - 3.81m x 3.66m (12'6" x 12'0")

Utility Room - 1.78m x 1.3m (5'10" x 4'3")

Rear Bedroom 2 - 4.34m x 3.33m (14'3" x 10'11") overall

En suite Wet Room - 3.3m x 1.17m (10'10" x 3'10")

FIRST FLOOR:

Landing

Front Bedroom 1 - 3.58m x 3.1m (11'9" x 10'2") overall

Walk In Closet - 1.93m x 0.99m (6'4" x 3'3")

En Suite Shower Room - 2.39m x 1.37m (7'10" x 4'6") widening to 6' 9"

Front Bedroom 3 - 3.07m x 3.02m (10'1" x 9'11") plus recess

Rear Bedroom 4 - 3.43m x 2.41m (11'3" x 7'11") overall

Bathroom - 2.41m x 1.85m (7'11" x 6'1") overall

OUTSIDE:

There are gardens to the front and rear of the property, the front incorporating ample parking space, the rear enjoying a westerly sunny aspect and mainly paved for ease of maintenance.



Tenure: Freehold

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

Mobile Phone Signal: Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:
<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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Ground Floor

Approx. 84.1 sq. metres (905.7 sq. feet)



First Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



Total area: approx. 130.9 sq. metres (1408.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & 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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