

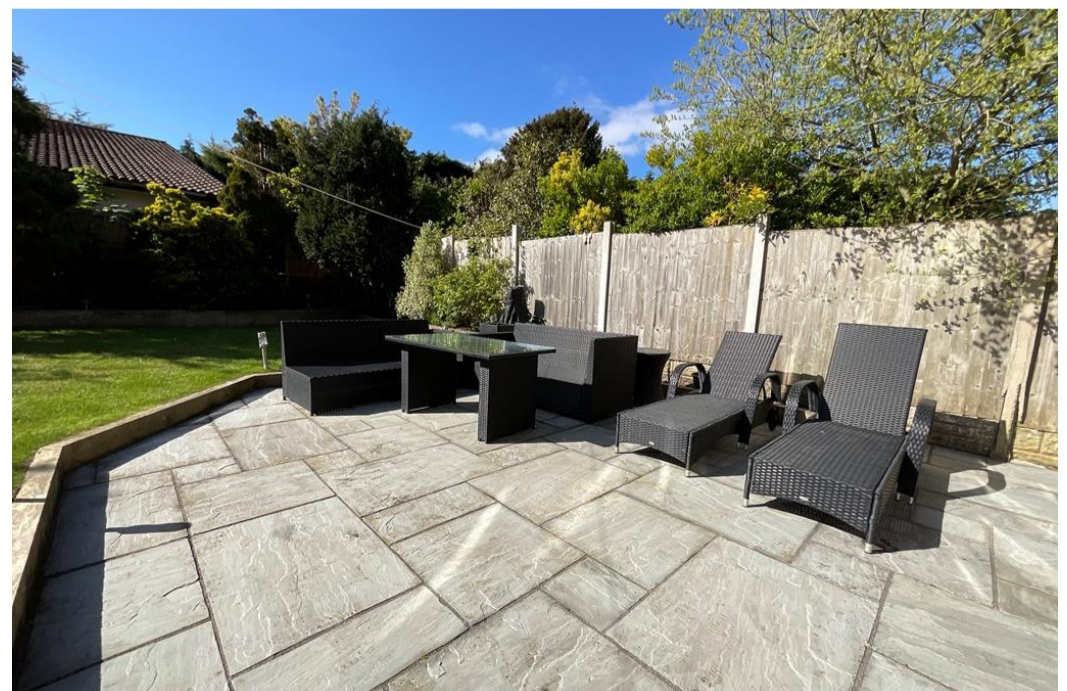


-  Detached Family House
-  Five Double Bedrooms
-  Three En-Suites And Family Bathroom

-  Impressive Games Room
-  Inspection Strongly Recommended
-  Located to the Shore Side of Birkdale

**Price: Offers in Excess of £650,000** Subject to Contract

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





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this modern double fronted detached family house which occupies a prime location to the shore side of Birkdale and within a highly sought after residential area.

In the opinion of the Agents, the property offers beautifully presented, generously proportioned accommodation which briefly comprises Hall, Cloakroom/WC, front Living Room, rear Lounge, rear Dining Room, impressive fitted Kitchen and Utility Room to the ground floor with the added benefit of a Games Room providing excellent entertaining facilities. A feature staircase leads to the first floor where there are five fitted double Bedrooms (three of which have en suite Shower Rooms or Bathroom) and a large Family Bathroom.

The property stands in landscaped, established gardens to the front and rear, the front incorporating a feature block paved driveway providing off road parking for multiple vehicles, whilst the rear has patio areas which lead to shaped lawn.

The property is within walking distance of the railway stations at both Hillside and Birkdale on the Southport/Liverpool commuter line, a number of Golf Courses, a range of primary and secondary schools, and access to Birkdale shopping village.



## Ground Floor:

### Hall

**Living Room** - 5.22m x 4.22m (17'1" x 13'10") into bay

**Lounge** - 6.05m x 4.22m (19'10" x 13'10")

**Dining Room** - 4.86m x 3.63m (15'11" x 11'10")

**Games Room** - 5.7m x 4.95m (18'8" x 16'2")

**Kitchen** - 6.29m x 4.5m (20'7" x 14'9")

**Utility Room** - 3.35m x 2.12m (10'11" x 6'11")

## First Floor:

**Bedroom 1** - 5.7m x 4.48m (18'8" x 14'8")

**En-suite** - 3.35m x 2.56m (10'11" x 8'4")

**Bedroom 2** - 4.79m x 4.16m (15'8" x 13'7") Overall

**En-suite** - 1.44m x 1.69m (4'8" x 5'6")

**Bedroom 3** - 4.42m x 4.23m (14'6" x 13'10") Overall

**En-suite** - 1.8m x 1.2m (5'10" x 3'11")

**Bedroom 4** - 4.87m x 4.23m (15'11" x 13'10")

**Bedroom 5** - 4.22m x 3.44m (13'10" x 11'3")

**Bathroom** - 3.06m x 2.51m (10'0" x 8'2")

## Council Tax

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

## Tenure

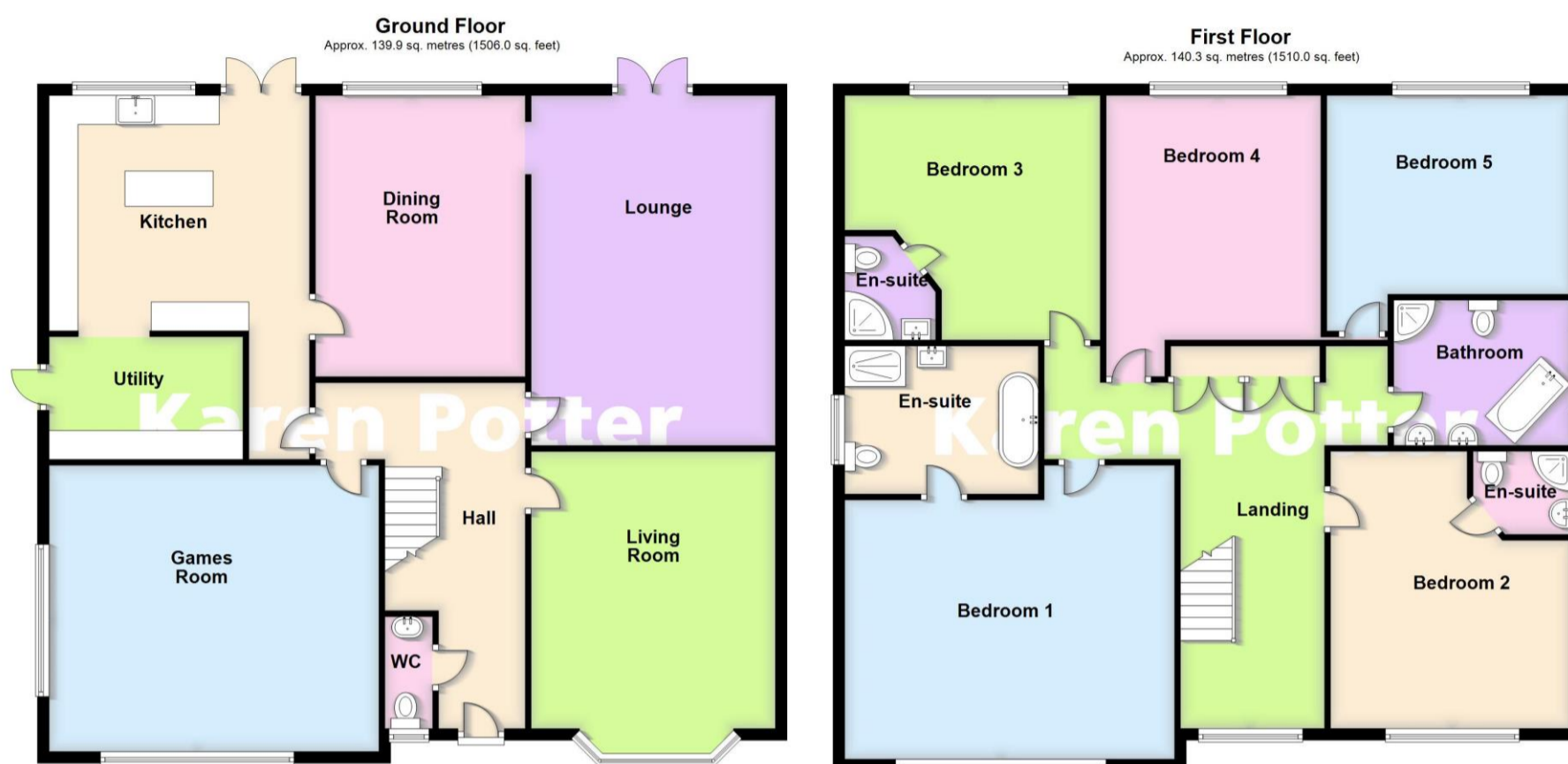
The vendor's solicitor has confirmed that they have just completed the purchase of the FREEHOLD

## 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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Total area: approx. 280.2 sq. metres (3016.0 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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