



-  Detached House
-  Six Bedrooms
-  Four Reception Rooms

-  Ample Parking
-  Fantastic Original Features!
-  New Boiler With 10 Year Guarantee

Price: £625,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this impressive detached family house of character, well placed for accessing the many amenities of Southport town centre. Sympathetically modernised to exacting standards throughout by the current owner, this beautifully presented property offers well proportioned living space and must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Front Lounge, Rear Lounge, Dining Room, Kitchen, and Utility Room, to the ground floor with five Bedrooms (En-suite to Principle Bedroom) and modern Bathroom to the first floor. There is a further staircase leading to the second floor and the sixth Bedroom. In addition, there is a basement that offers four Store Rooms, plus an integrated Double Garage.

Outside, the property benefits from a gravel driveway with space for numerous vehicles, whilst the rear garden is a particular, beautifully arranged with paved patio, extensive shaped lawn, well stocked mature borders and planters.



Ground Floor:

Entrance Vestibule

Hall

Front Lounge - 5.35m x 4.72m (17'6" x 15'5")

Living Room - 6.16m x 4.77m (20'2" x 15'7") into bay

Dining Room - 5.44m x 4.87m (17'10" x 15'11") into bay

Rear Lounge - 6.35m x 4.77m (20'10" x 15'7") into bay

Kitchen - 4.72m x 2.97m (15'5" x 9'8")

Utility Room - 2.97m x 1.99m (9'8" x 6'6")

First Floor:

Bedroom 1 - 6.35m x 4.77m (20'10" x 15'7") into bay

En-suite Shower Room - 3.48m x 1.75m (11'5" x 5'8")

Bedroom 2 - 5.35m x 4.74m (17'6" x 15'6")

Bedroom 3 - 4.87m x 4.74m (15'11" x 15'6")

Bedroom 4 - 4.77m x 3.35m (15'7" x 10'11") Overall

Bedroom 5 - 3.35m x 1.97m (10'11" x 6'5")

Bathroom - 2.94m x 2.05m (9'7" x 6'8")

Craft Room - 4.04m x 3.07m (13'3" x 10'1") Overall

Second Floor:

Bedroom 6 - 4.74m x 3.13m (15'6" x 10'3")

Outside

Outside, the property benefits from a gravel driveway with space for numerous vehicles, whilst the rear garden is a particular feature with a beautifully laid rear garden with mature borders, planters and patio area.

Council Tax

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

Tenure

The UK Government land and property information website shows the tenure to be Freehold.

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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Total area: approx. 377.0 sq. metres (4057.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	70	
(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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