



-  Detached Family House
-  In Need Of Modernisation
-  Four Bedrooms – Three Receptions

-  South Facing Rear Garden
-  Double Garage & Parking
-  No Chain

**Price: £475,000** Subject to Contract

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





Offered for sale with no onward chain, this double fronted detached family home occupies a generous plot with south facing rear garden in a highly sought after residential area of Birkdale.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Dining Room, Play Room, Kitchen, and Utility to the ground floor with four Bedrooms, Shower Room and separate WC to the first floor.

Outside, the property is approached via a carriage sweep driveway with shaped lawn and established borders with a double garage. The rear garden is a particular feature, being south facing with paved patio, shaped lawn and well stocked mature borders.

Regent Road links Waterloo Road with Trafalgar Road, well placed for accessing the many amenities of Birkdale village.



#### Entrance Vestibule

#### Hall

#### Cloakroom/WC

**Living Room** - 4.24m x 3.53m (13'11" x 11'7")

**Dining Room** - 4.27m x 3.53m (14'0" x 11'7")

**Play Room** - 5.18m x 2.64m (17'0" x 8'8")

**Kitchen/Breakfast Room** - 3.35m x 3.02m (11'0" x 9'11")

**Utility Room** - 2.64m x 1.12m (8'8" x 3'8")

#### First Floor:

#### Landing

**Bedroom 1** - 4.24m x 3.61m (13'11" x 11'10")

**Bedroom 2** - 4.27m x 3.61m (14'0" x 11'10")

**Bedroom 3** - 4.27m x 2.92m (14'0" x 9'7")

**Bedroom 4** - 3.05m x 2.64m (10'0" x 8'8")

**Shower Room** - 3.15m x 2.01m (10'4" x 6'7")

#### WC

**Outside:** The property is approached via a carriage sweep driveway with shaped lawn and established borders with a double garage. The rear garden is a particular feature, being south facing with paved patio, shaped lawn and well stocked mature borders.

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

**Tenure:** Leasehold for a residue term of 999 years from 1st July 1875 with a peppercorn ground rent.

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

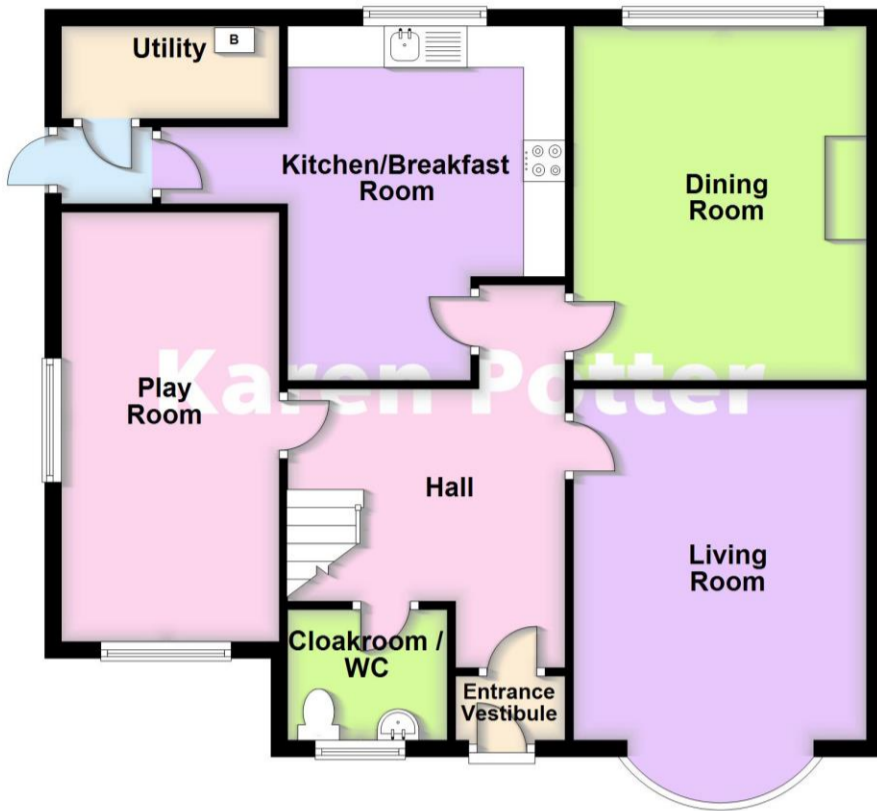
**Broadband:** Check the availability by clicking this link:  
<https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

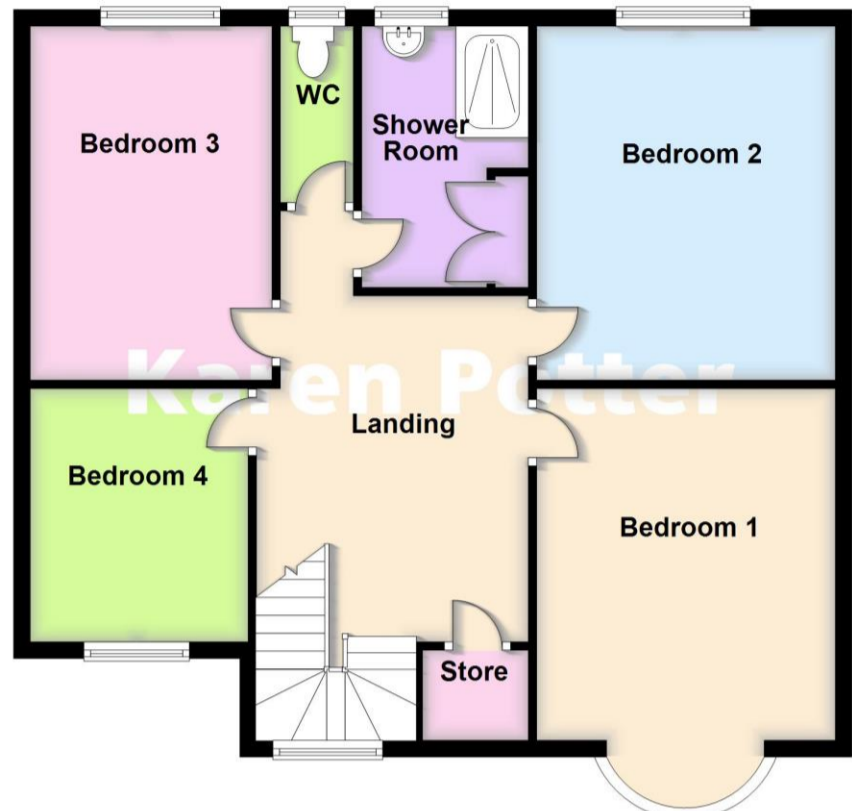
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**Ground Floor**  
Approx. 80.8 sq. metres (869.9 sq. feet)



**First Floor**  
Approx. 80.8 sq. metres (870.1 sq. feet)



Total area: approx. 161.6 sq. metres (1740.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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