



-  Detached Double Fronted Bungalow
-  Two Bedrooms
-  Two Bathrooms

-  In Need Of Modernisation
-  Double Garage & Generous Gardens
-  No Chain

Price: £475,000 Subject to Contract

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





An early inspection is recommended of this very well planned, double fronted detached bungalow, occupying a generous plot in a highly sought after residential area of Birkdale and being offered for sale with no onward chain.

The gas centrally heated and double glazed bungalow would benefit from a programme of modernisation with accommodation briefly comprising: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen with Dining Area, two Bedrooms, Bathroom and Shower Room. A Loft Room, providing excellent storage or hobby room, is accessed via a slingsby ladder in the Hall.

An integral Double Garage is accessed via a paved driveway with path giving access to Utility Room. The mature gardens are an undoubted feature of the property, the rear being a very good size arranged with paved patio, extensive shaped lawn with a variety of established trees, well stocked borders, summerhouse and swimming pool.

Cromer Road is very well placed for accessing a number of local schools, Birkdale village and the railway station at Hillside.



Entrance Vestibule

Hall

Living Room - 4.52m x 4.14m (14'10" x 13'7")

Dining Room - 3.71m x 3.35m (12'2" x 11'0")

Kitchen - 4.78m x 2.54m (15'8" x 8'4")

Dining Area - 3.35m x 2.13m (11'0" x 7'0")

Bedroom 1 - 4.22m x 4.11m into bay (13'10" x 13'6")

Bathroom - 2.57m x 1.75m (8'5" x 5'9")

Bedroom 2 - 4.27m x 2.67m (14'0" x 8'9")

Shower Room - 2.13m x 1.65m (7'0" x 5'5")

Loft Room - 4.85m overall x 4.9m overall (15'11" x 16'1")

Outside: An integral Double Garage 5.68m (18'8") max x 5.48m (18') max, with electric up & over door is accessed via a paved driveway to front. The mature gardens are an undoubted feature of the property, the rear being a very good size arranged with paved patio, extensive shaped lawn with a variety of established trees, well stocked borders, summerhouse and swimming pool.

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

Tenure: Leasehold - residue of 999 years from 1st January 1958 with a £13.65 annual 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>

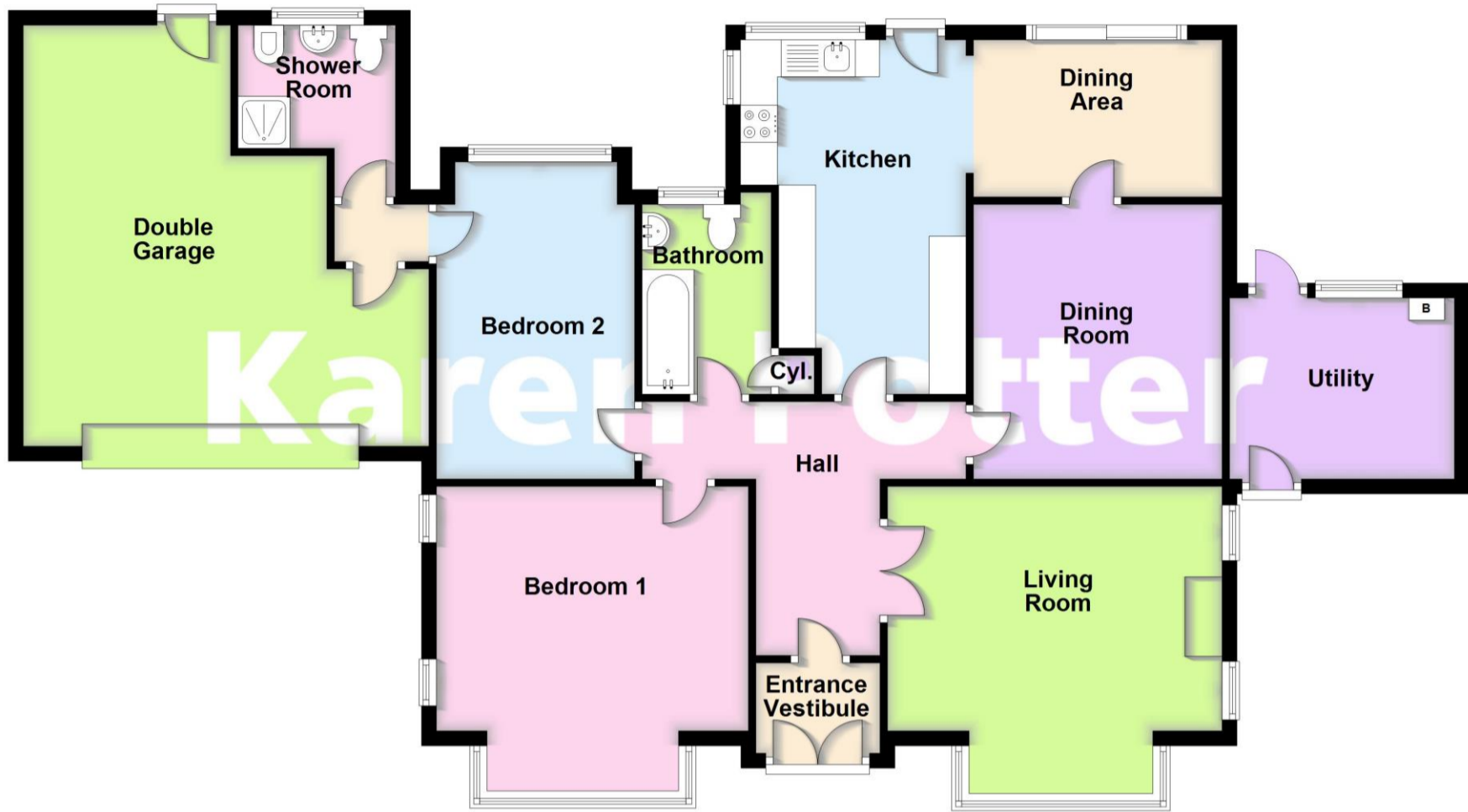
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 131.6 sq. metres (1416.6 sq. feet)



Total area: approx. 131.6 sq. metres (1416.6 sq. feet)



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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