



-  Triple Fronted Detached Family House
-  Five Bedrooms
-  Detached Double Garage

-  Three Reception Rooms
-  Two Bathrooms
-  NO CHAIN

**Price: £750,000** Subject to Contract

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





NO CHAIN - An imposing triple fronted detached family house located to the shore side of Birkdale and offering well proportioned, extended accommodation of which an early internal inspection is strongly recommended.

The property is installed with gas central heating and double glazing, briefly comprising Open Vestibule, Hall, Through Living Room, Rear Lounge, Front Dining Room, Dining Kitchen, Utility Room/wc and Boot Room to the ground floor with five Bedrooms (the principal with En Suite Shower Room) and main Bathroom to the first floor.

There are established, well maintained gardens which extend from the front and side to the rear, incorporating ideal summer entertaining space. There is a driveway providing off road parking, leading to the double width Garage via a particularly useful Car Port at the side of the main house.

Breeze Road forms part of a highly sought after residential area to the shore side of Birkdale within walking distance of the famous Royal Birkdale Golf Club. The railway station at Hillside on the Southport/Liverpool line is also within walking distance and the many amenities of Birkdale Shopping Village are readily accessible, as are a number of local primary and secondary schools.



## GROUND FLOOR:

### Open Vestibule

### Hall

**Through Living Room** - 3.61m x 6.03m into bay (11'10" x 19'9")

**Front Dining Room** - 3.82m x 4.84m into bay (12'6" x 15'10")

**Rear Lounge** - 6.59m x 3.82m (21'7" x 12'6") Overall

**Dining Kitchen** - 4.26m x 3.6m (13'11" x 11'9")

**Boot Room** - 2.15m x 1.76m into wardrobes (7'0" x 5'9")

**Utility Room** - 2.4m x 2.15m (7'10" x 7'0")

## FIRST FLOOR:

**Bedroom 1** - 4.26m x 3.6m (13'11" x 11'9")

**En-suite** - 4.26m x 2.15m (13'11" x 7'0")

**Bedroom 2** - 3.93m x 3.82m (12'10" x 12'6")

**Bedroom 3** - 3.61m x 3.47m (11'10" x 11'4") into bay

**Bedroom 4** - 2.89m x 3.61m (9'5" x 11'10")

**Bedroom 5** - 2.53m x 1.93m (8'3" x 6'3")

**Bathroom** - 3.82m x 2.15m (12'6" x 7'0")

**Outside:** There are established, well maintained gardens which extend from the front and side to the rear, incorporating ideal summer entertaining space. There is a driveway providing off road parking, leading to the double width Garage via a particularly useful Car Port at the side of the main house.

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

**Tenure:** Leasehold for the residue of a term of 999 years subject to an annual ground rent of £8.50.

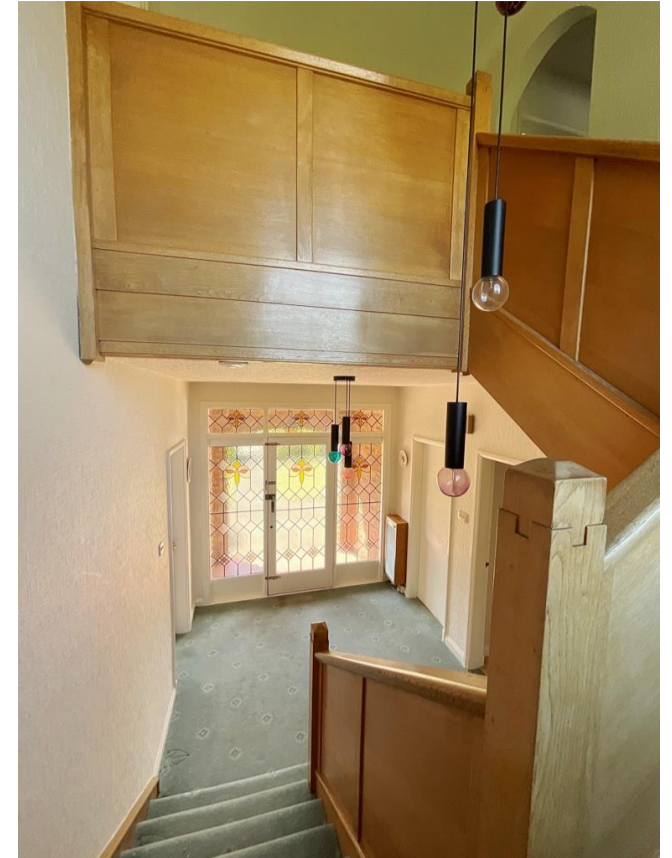
**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**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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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>	56	
(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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