



-  Substantial Detached Family Residence
-  Accommodation Arranged Over Four Floors
-  Seven Bedrooms – Three Bathrooms
-  Three Receptions & Breakfast Kitchen
-  Suite Of Cellar Rooms
-  Gardens, Garage & Parking

Price: £695,000 Subject to Contract

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





A rare opportunity has arisen to purchase this substantial, double fronted, Victorian detached family house, standing in a generous plot, located within a highly sought after residential area of Birkdale.

In the opinion of the Agents, the property offers charming accommodation of considerable character which can only be appreciated fully upon an internal inspection. Arranged over four floors, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, fitted Cloakroom/WC, Living Room, Dining Room, Lounge and Kitchen open plan to Breakfast Room to the ground floor. There are four Bedrooms (Bedroom One with En-Suite Wetroom) and a family Bathroom to the first floor. The second floor has a modern Shower Room and three further double Bedrooms. A suite of cellar rooms, accessible from both inside and outside of the house, providing a Laundry Room and excellent storage.

The property stands in mature gardens, the front incorporating a tarmac carriage driveway providing ample parking with a shared drive leading down the side of the house to a detached garage with power and light connected. The rear garden is a particularly good size, arranged with raised & stepped timber decked terraces, extensive shaped lawn and well stocked mature borders.

Regent Road is located to the shore side of Birkdale, conveniently placed for access to Birkdale Shopping Village and the railway station on the Southport/Liverpool commuter line.



Ground Floor:

Entrance Vestibule:

Hall

Lounge - 5.11m overall x 4.29m (16'9" x 14'1")

Cloakroom/WC

Dining Room - 6.22m into bay x 4.34m (20'5" x 14'3")

Living Room - 7.44m x 4.34m (24'5" x 14'3")

Kitchen - 4.39m x 3.96m (14'5" x 13'0")

Breakfast Area - 3.66m x 2.29m (12'0" x 7'6")

First Floor Landing

Bedroom 1 - 6.07m into bay x 4.34m (19'11" x 14'3")

En-Suite - 3.12m x 2.01m (10'3" x 6'7")

Bedroom 2 - 5.13m overall x 4.24m (16'10" x 13'11")

Bedroom 3 - 4.93m x 4.34m (16'2" x 14'3")

Bedroom 4 - 3.99m x 3.66m (13'1" x 12'0")

Bathroom - 3.66m x 2.26m (12'0" x 7'5")

Second Floor Landing

Bedroom 5 - 4.34m x 4.06m (14'3" x 13'4")

Bedroom 6 - 4.34m x 3.45m (14'3" x 11'4")

Bedroom 7 - 4.27m x 3.35m (14'0" x 11'0")

Shower Room - 3.66m x 2.26m (12'0" x 7'5")

Basement:

Cellar 4.80m (15'9") x 4.33m (14'3")

Laundry Room 4.49m (14'9") max x 3.96m (13')

Store 3.75m (12'4") x 2.28m (7'6")

Store 2.13m (7') x 1.82m (6')

Cellar 5.45m (17'11") max x 4.33m (14'3")

Cellar 4.13m (13'6") x 2.00m (6'7")

Cellar 5.12m (16'9") max x 4.24m (13'11")

Outside: The property stands in mature gardens, the front incorporating a tarmac carriage driveway providing ample parking with a shared drive leading down the side of the house to a detached garage with power and light connected. The rear garden is a particularly good size, arranged with raised & stepped timber decked terraces, extensive 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: Freehold

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

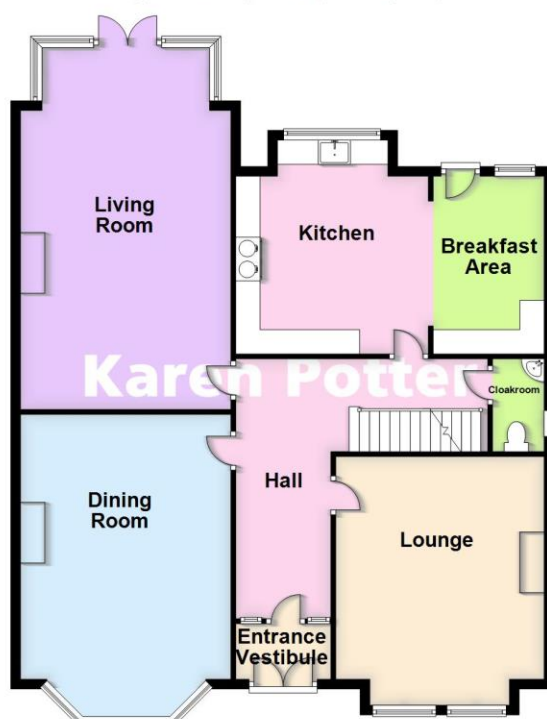
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase. © 2024 All Rights Reserved



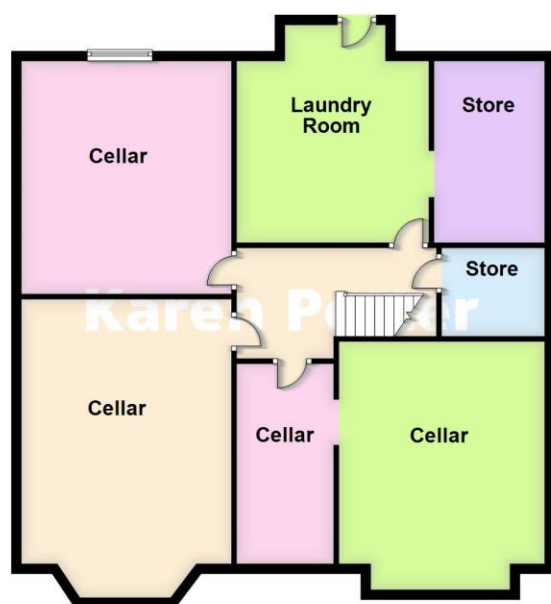
Ground Floor

Approx. 125.9 sq. metres (1354.7 sq. feet)



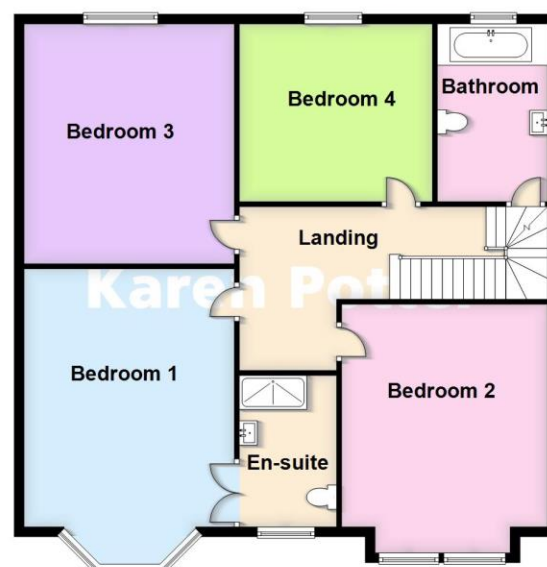
Basement

Approx. 116.3 sq. metres (1252.3 sq. feet)



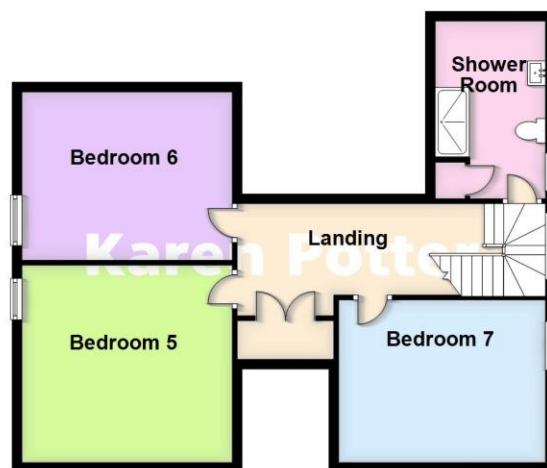
First Floor

Approx. 113.6 sq. metres (1222.5 sq. feet)



Second Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



Total area: approx. 427.1 sq. metres (4597.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	46	
(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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