



-  Substantial Semi-Detached Family House
-  Two Bathrooms
-  Open Plan Kitchen & Living Room

-  Four Bedrooms
-  Two Reception Rooms
-  Two Garages

Price: £650,000 Subject to Contract

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





Extended and beautifully presented throughout, this traditional semi detached family home, located within easy reach of Birkdale Village and Southport town centre, must be viewed to be fully appreciated.

The gas centrally heated and double glazed property has been extended and improved by the current owners to provide deceptively spacious accommodation briefly comprising: Hall, Living Room, Lounge, magnificent open plan Kitchen/Dining/ Family Room, Utility Room, Shower Room and Cloakroom to the ground floor with four double Bedrooms and Family Bathroom to the first floor.



The house stands in manicured gardens with block paved driveway providing off road parking to the front and tandem Garage with roller doors to front and rear, power and light connected. A second detached garage with workshop attached, also has power and light connected. The rear garden is a particular feature, offering a sunny aspect, arranged with raised terrace, extensive shaped lawn, mature borders well stocked with a variety of established plants, shrubs and trees, including an orchard, greenhouse and raised planters.



Ground Floor:

Hall

Cloakroom

Living Room - 5.21m into bay x 4.27m (17'1" x 14'0")

Lounge - 4.57m into bay x 4.57m (15'0" x 15'0")

Kitchen/Dining/Family Room - 8.1m x 4.65m overall (26'7" x 15'3")

Utility - 2.49m x 2.36m (8'2" x 7'9")

Shower Room - 2.49m x 2.36m (8'2" x 7'9")

First Floor:

Landing

Bedroom 1 - 4.57m x 3.71m (15'0" x 12'2")

Bedroom 2 - 4.57m x 3.23m (15'0" x 10'7")

Bedroom 3 - 3.68m x 2.72m (12'1" x 8'11")

Bedroom 4 - 3.71m x 2.31m (12'2" x 7'7")

Bathroom - 2.46m x 2.41m (8'1" x 7'11")

Outside: The house stands in manicured gardens with block paved driveway providing off road parking to the front and tandem Garage (29'2" x 11'9") with roller doors to front and rear, power and light connected. A second detached garage (18'4" x 10'2") with workshop (15'3" x 10'2") attached, also has power and light connected. The rear garden is a particular feature, offering a sunny aspect, arranged with raised terrace, extensive shaped lawn, mature borders well stocked with a variety of established plants, shrubs and trees, including an orchard, greenhouse and raised planters.

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

Tenure: Leasehold for a residue of 999 years from 29th September 1942 with an annual ground rent of £10

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

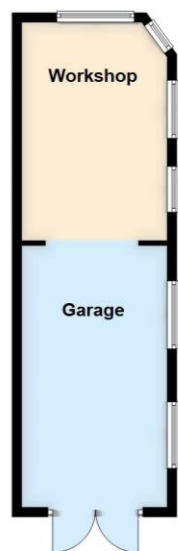
Broadband: Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

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. 171.1 sq. metres (1841.7 sq. feet)



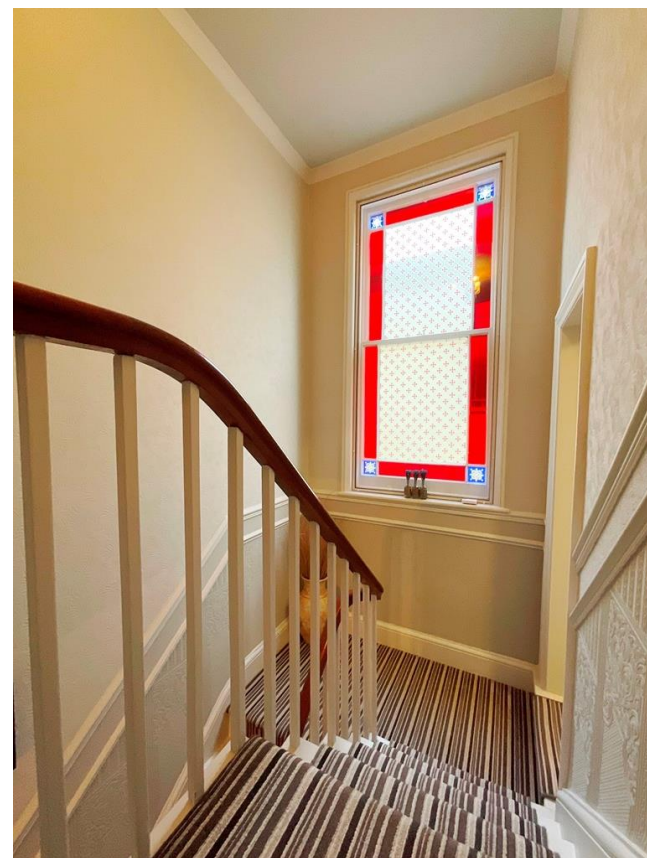
First Floor
Approx. 70.0 sq. metres (753.5 sq. feet)



Total area: approx. 241.1 sq. metres (2595.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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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