



-  Double Fronted Victorian Detached
-  Five Double Bedrooms – Three Bathrooms
-  Four Receptions & Garden Room
-  Suite Of Cellar Storage Rooms
-  Good Size Established Gardens
-  No Chain

Price: £650,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this impressive detached family house of character, well placed for accessing the many amenities of Southport town centre. Offered for sale with no onward chain, this beautifully presented property offers well proportioned living space and must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation is arranged over four floors and briefly comprises: Entrance Vestibule, Hall, Cloakroom, Living Room, Dining Room, Study, Garden Room, Snug, Kitchen/Breakfast Room and Utility Room to the ground floor with four double Bedrooms (Dressing Room to Principle Bedroom) and Bathroom to the first floor. There is a further staircase leading to the second floor and the fifth double Bedroom and Bathroom. A basement suite offers excellent storage and is accessible from within the house.

Outside, the property stands in good size, established gardens with carriage driveway providing space for numerous vehicles to the front, whilst the rear garden is beautifully arranged with paved courtyard, extensive shaped lawn, well stocked mature borders, ornamental pond, greenhouse and vegetable plots. A detached garage has power and light connected.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom - 2.21m x 1.55m (7'3" x 5'1")

Shower Room - 2.77m x 2.24m overall (9'1" x 7'4")

Living Room - 6.17m x 4.62m (20'3" x 15'2")

Dining Room - 6.35m x 4.62m (20'10" x 15'2")

Study - 4.72m into bay x 4.17m (15'6" x 13'8")

Garden Room - 5.38m overall x 5.18m overall (17'8" x 17'0")

Kitchen/Breakfast Room - 5.05m x 4.88m (16'7" x 16'0")

Utility - 2.24m x 2.01m (7'4" x 6'7")

Snug - 3.38m x 3.18m (11'1" x 10'5")

First Floor Landing

Bedroom 1 - 6.35m x 4.09m (20'10" x 13'5")

Dressing Room - 4.04m x 2.67m (13'3" x 8'9")

Bedroom 2 - 4.85m x 4.62m (15'11" x 15'2")

Bedroom 3 - 5.05m x 4.88m (16'7" x 16'0")

Bedroom 4 - 4.17m x 4.09m (13'8" x 13'5")

Bathroom - 3.71m x 2.24m (12'2" x 7'4")

Second Floor Landing

Bedroom 5 - 4.98m x 4.52m (16'4" x 14'10")

Bathroom - 3.73m x 2.77m (12'3" x 9'1")

Basement: A suite of cellar rooms offer excellent storage and is accessible from within the house.

Outside: The property stands in good size, established gardens with carriage driveway providing space for numerous vehicles to the front, whilst the rear garden is beautifully arranged with paved courtyard, extensive shaped lawn, well stocked mature borders, ornamental pond, greenhouse and vegetable plots. A detached garage has power and light connected.

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

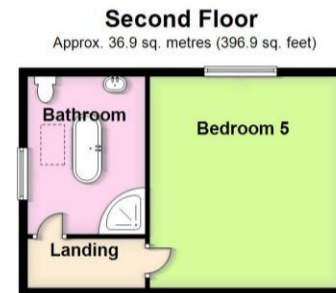
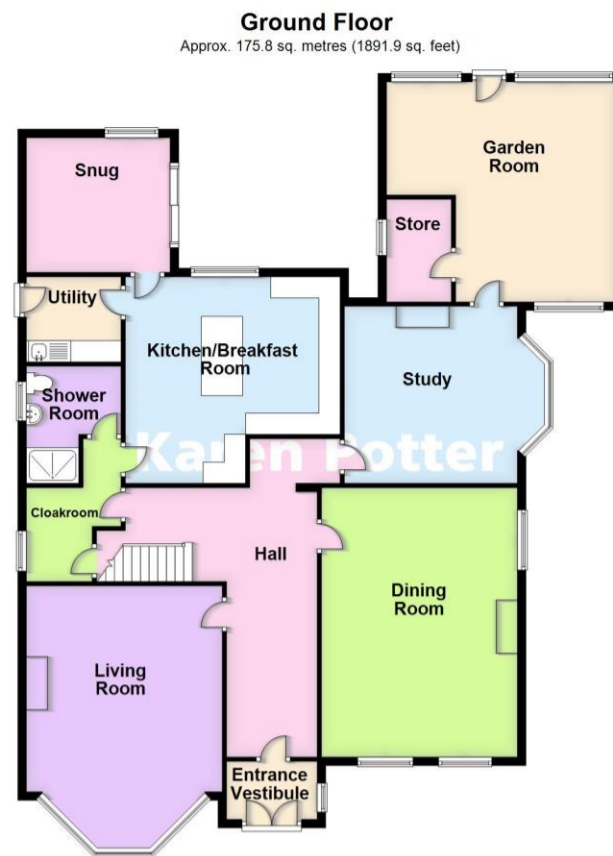
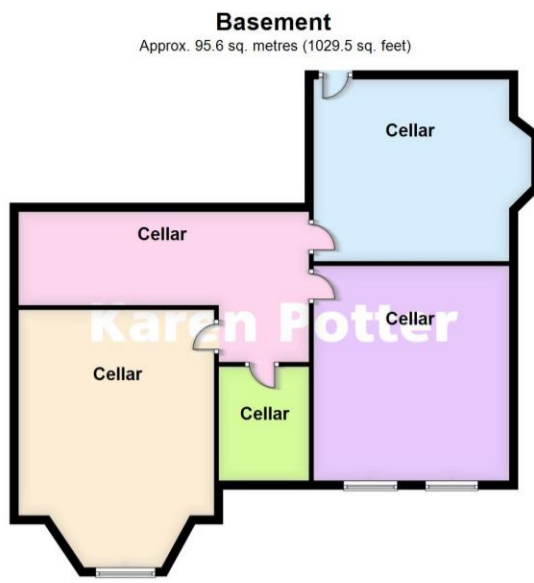
Tenure: Leasehold on a 999 year residue from 1st January 1936 with a fixed annual ground rent of £15

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.

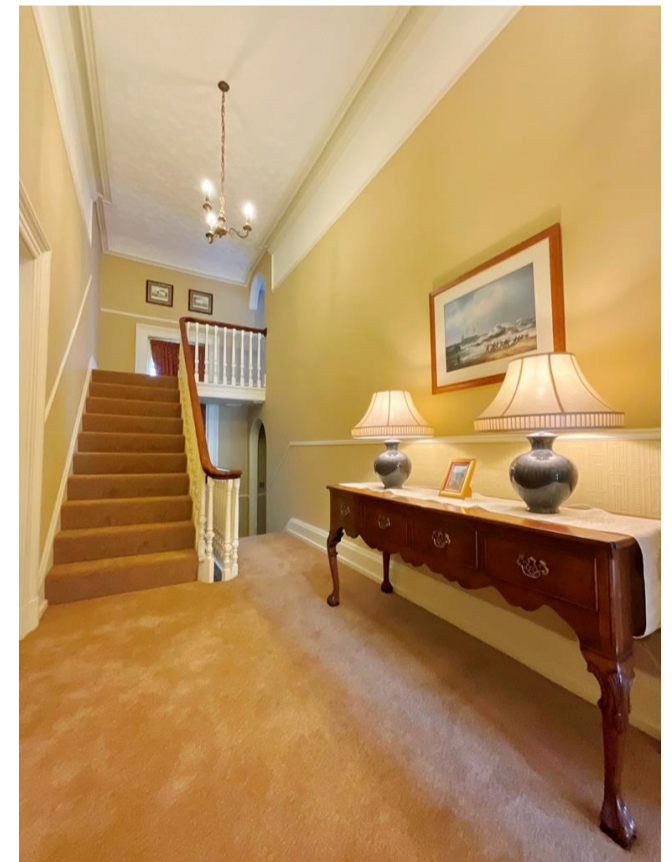
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Total area: approx. 440.1 sq. metres (4737.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(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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