



-  Semi Detached House
-  Immaculate In Presentation
-  Three Bedrooms

-  Open Plan Kitchen-Dining Room
-  Bi-Folding Doors To Rear Garden
-  Inspection Highly Recommended

Price: £399,950 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this impressive semi-detached family house, located in a much sought after residential area of Birkdale.

Modernised to exacting standards by the current owners the property is installed with gas central heating and upvc double glazing, briefly comprising Entrance Hall, Front Living Room and impressive Family Dining Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

There are established gardens to the front and rear of the property, the front garden incorporating an extensive block paved driveway providing off road parking for a number of vehicles. The landscaped rear garden is an outstanding feature of the property planned with composite deck, shaped lawn, paved patio, established trees and shrubs.

Dunbar Crescent is located off Waterloo Road and conveniently placed for a number of well regarded local primary and secondary schools. Public transport facilities, including Hillside railway station on the Southport/Liverpool commuter line, are readily accessible.



Ground Floor:

Hall

Living Room - 4.57m into bay x 3.48m (15'0" x 11'5")

Kitchen/Dining Room - 6.12m overall x 5.69m overall (20'1" x 18'8")

First Floor:

Landing

Bedroom 1 - 4.39m into bay x 3.48m (14'5" x 11'5")

Bedroom 2 - 3.61m x 3.33m (11'10" x 10'11")

Bedroom 3 - 3.61m x 2.26m (11'10" x 7'5")

Bathroom - 2.59m x 2.26m (8'6" x 7'5")

Outside: There are established gardens to the front and rear of the property, the front garden incorporating an extensive block paved driveway providing off road parking for a number of vehicles. The landscaped rear garden is an outstanding feature of the property planned with composite deck, shaped lawn, paved patio, established trees and shrubs.

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

Tenure: Leasehold for a residue term of 999 years from 29/9/1931 with a fixed annual ground rent of £2.50

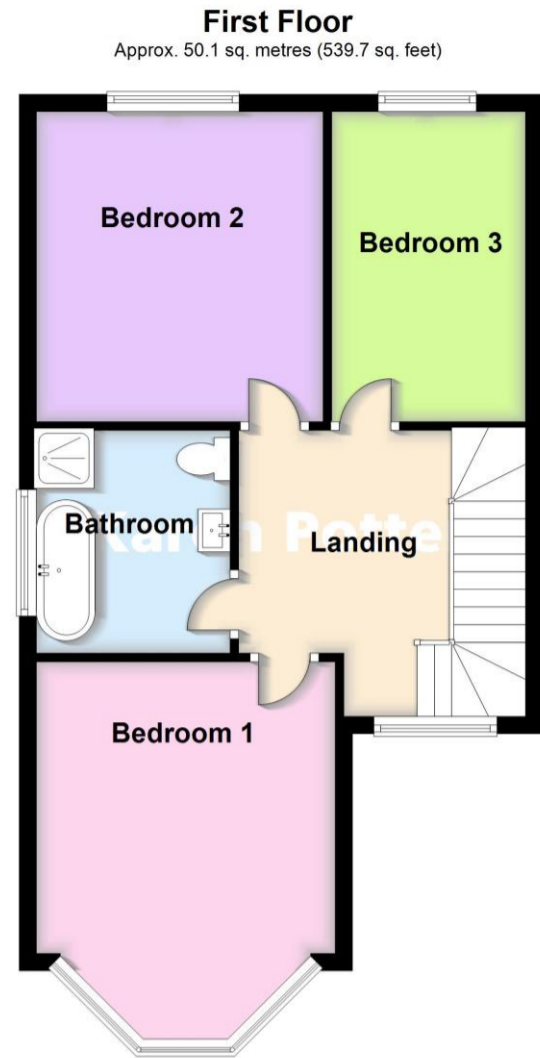
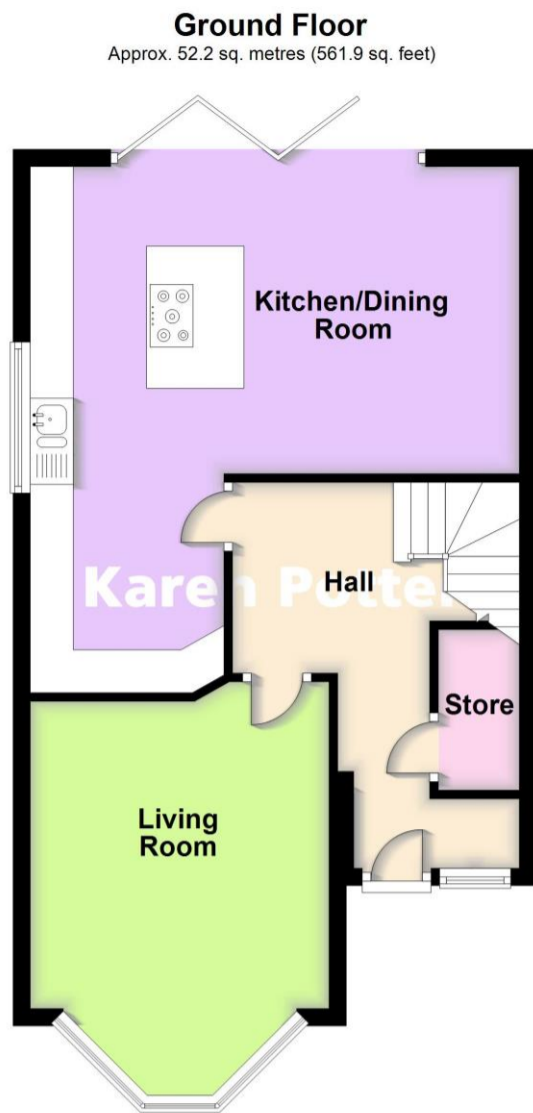
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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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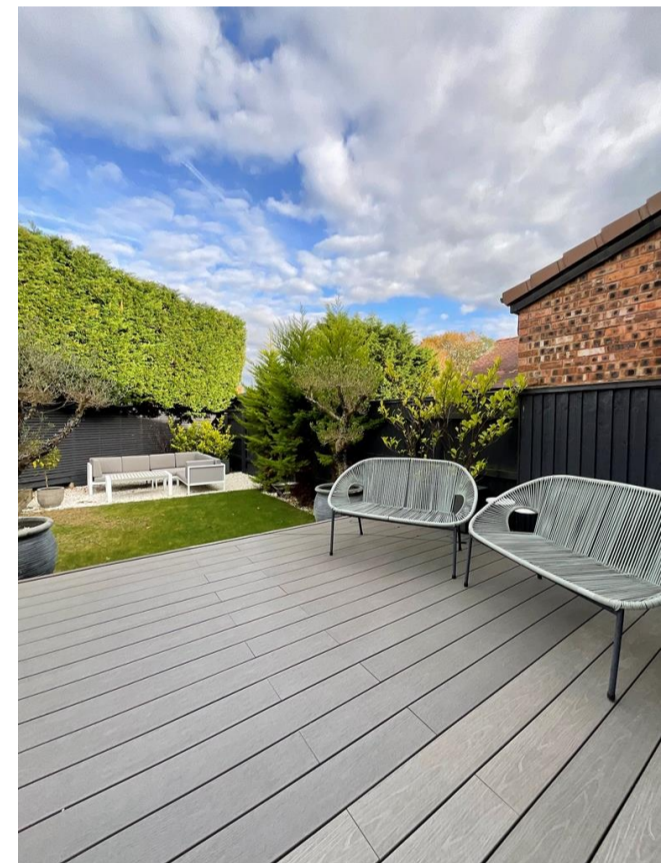




Total area: approx. 102.3 sq. metres (1101.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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