



-  Double Fronted Detached House
-  Three/Four Bedrooms
-  Two Bathrooms

-  Garage & Landscaped Gardens
-  Cul De Sac Position
-  No Chain

Price: £499,950 Subject to Contract

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





Located down a highly sought after cul de sac of similar homes, within walking distance of Lord Street, this double fronted detached house with south facing, landscaped rear garden is offered for sale with no onward chain and must be viewed to be fully appreciated.

The versatile, gas centrally heated and double glazed accommodation is arranged over two floors briefly comprising: Porch, Hall, Through Living Room, Dining Room/Bedroom 4, fitted Kitchen/Breakfast Room, Utility Room, Conservatory and Shower Room to the ground floor. The first floor provides Principal Bedroom with walk in wardrobe, two further Bedrooms and a Shower Room.

Outside, the house stands in beautifully maintained, landscaped gardens with paved driveway providing off road parking, leading to the detached garage with remotely operated up and over door. The rear garden is south facing, arranged with paved patio, shaped lawn, pergola and well stocked, mature borders.

Twistfield Close is a turning off Lulworth Road between the junctions of Gloucester Road and Aughton Road, well placed for accessing the amenities of both Southport town centre and Birkdale village.



Ground Floor:

Porch

Hall - 4.27m x 3.23m plus recess(14'0" x 10'7")

Living Room - 7.98m x 4.24m (26'2" x 13'11")

Dining Room/Bedroom 4 - 4.32m x 3.12m (14'2" x 10'3")

Kitchen/Breakfast Room - 4.37m x 3.02m (14'4" x 9'11")

Utility Room - 2.74m x 1.98m (9'0" x 6'6")

Conservatory - 4.39m x 3.07m (14'5" x 10'1")

Shower Room - 2.74m x 2.06m (9'0" x 6'9")



First Floor:

Landing

Bedroom 1 - 4.24m x 4.19m (13'11" x 13'9")

Bedroom 2 - 4.34m x 3.4m (14'3" x 11'2")

Bedroom 3 - 4.34m x 2.59m (14'3" x 8'6")

Shower Room - 2.77m x 2.59m (9'1" x 8'6")



Outside: The house stands in beautifully maintained, landscaped gardens with paved driveway providing off road parking, leading to the detached garage with remotely operated up and over door to front, power and light connected, personal door and window to rear garden. The rear garden is south facing, arranged with paved patio, shaped lawn, pergola 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.

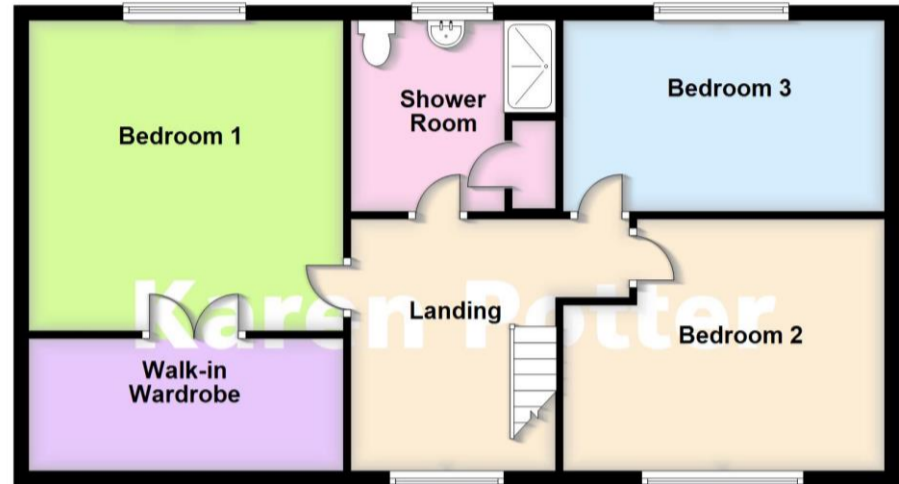
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Ground Floor
Approx. 100.1 sq. metres (1077.0 sq. feet)



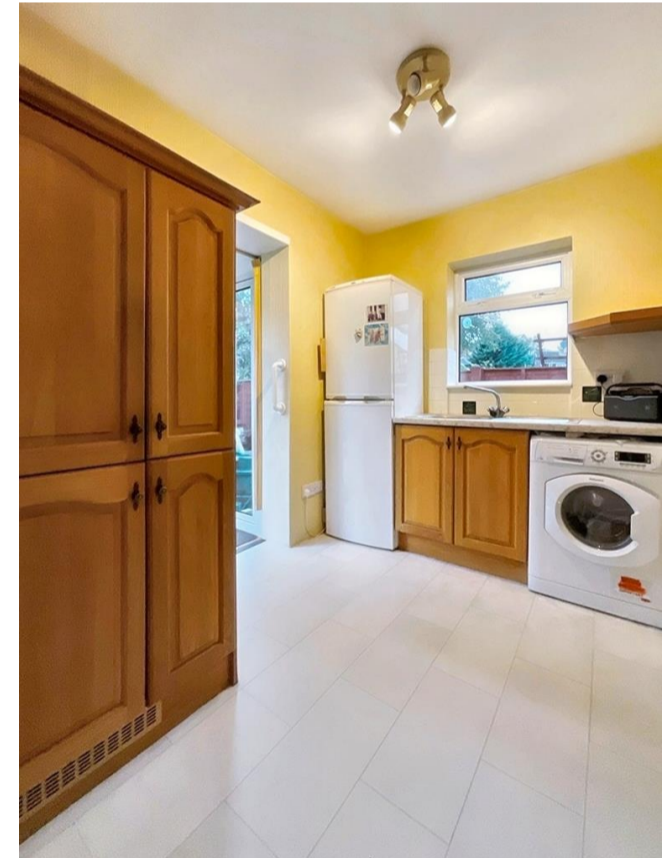
First Floor
Approx. 70.3 sq. metres (756.8 sq. feet)



Total area: approx. 170.4 sq. metres (1833.7 sq. feet)



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