



-  Detached family Home
-  Four Bedrooms
-  Two Reception Rooms

-  Beautifully Presented Fitted Kitchen
-  Off Road Parking and Garage
-  Inspection Highly Recommended

**Price: £595,000** Subject to Contract

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





An excellent opportunity has arisen to purchase this magnificent, detached house of character which is located in a highly sought after residential area, equidistant to both Churchtown Village and Southport town centre.

In the opinion of the Agents the property offers attractively proportioned and well planned accommodation of which **AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED.**

Much improved to exacting standards by the current owners, the property is uPVC double glazed, gas centrally heated and briefly comprises: Entrance Vestibule, Reception Hall, Fitted Cloakroom/WC, Lounge, Living Room, fitted Kitchen/Dining Room and Utility Room to the ground floor with four double Bedrooms (one with En-Suite Shower Room) and a Family Bathroom with under floor heating.

Outside, the house stands in generous gardens to front, side and rear, with manicured, shaped lawns, paved patio areas and a variety of well stocked, shrub borders, mature trees and bushes. Twin gates give access from Hereford Road to a paved driveway with brick built garage and timber garden store.



## Ground Floor:

### Entrance Vestibule

**Reception Hall** - 7.09m x 4.79m (23'3" x 15'8") overall

**Living Room** - 4.24m x 3.96m (13'10" x 12'11")

**Lounge** - 4.59m x 3.95m (15'0" x 12'11") plus bay

**WC** - 1.95m x 0.96m (6'4" x 3'1")

**Kitchen/Dining Room** - 6.34m x 3.82m (20'9" x 12'6")

**Utility Room** - 1.46m x 1.34m (4'9" x 4'4")

## First Floor:

**Bedroom 1** - 4.59m x 3.99m (15'0" x 13'1")

**Bedroom 2** - 4.81m x 3.47m (15'9" x 11'4")

**Bedroom 3** - 3.96m x 3.87m (12'11" x 12'8") overall

**En-suite** - 1.9m x 1.5m (6'2" x 4'11")

**Bedroom 4** - 3.66m x 3.31m (12'0" x 10'10")

**Bathroom** - 3.79m x 2.58m (12'5" x 8'5")

## Outside

Outside, the house stands in generous gardens to front, side and rear, with manicured, shaped lawns, paved patio areas and a variety of well stocked, shrub borders, mature trees and bushes. Twin gates give access from Hereford Road to a paved driveway with brick built garage and timber garden store.

## Council Tax:

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

## 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.

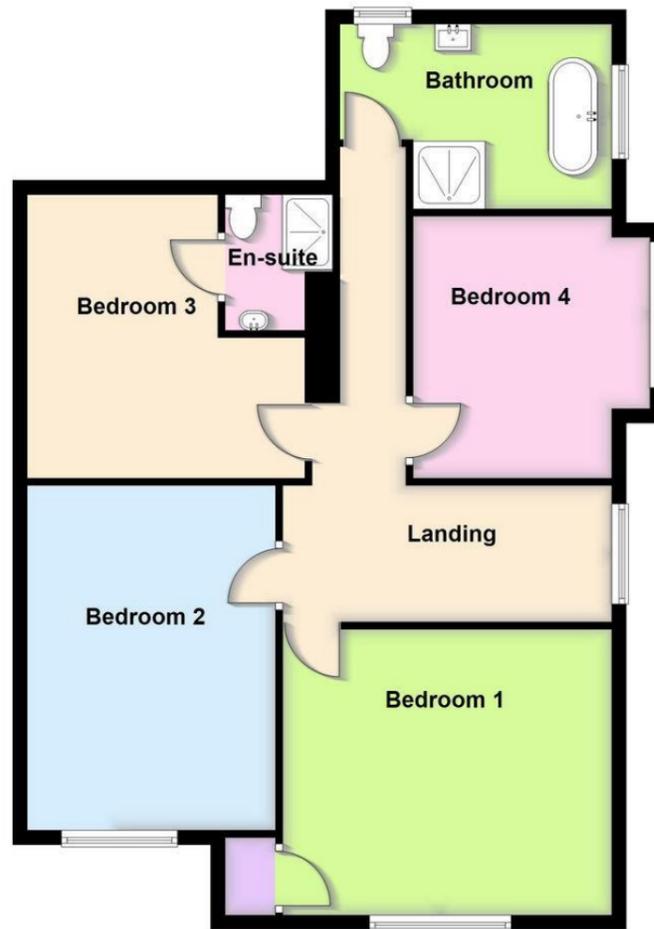
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**Ground Floor**  
Approx. 91.1 sq. metres (980.3 sq. feet)



**First Floor**  
Approx. 88.1 sq. metres (948.7 sq. feet)



Total area: approx. 179.2 sq. metres (1929.0 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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