



**Karen  
Potter** THE  
ESTATE  
AGENT

Irton Road  
Southport PR9 9DY

£480,000  
Subject to contract



[www.karenpotter.co.uk](http://www.karenpotter.co.uk)



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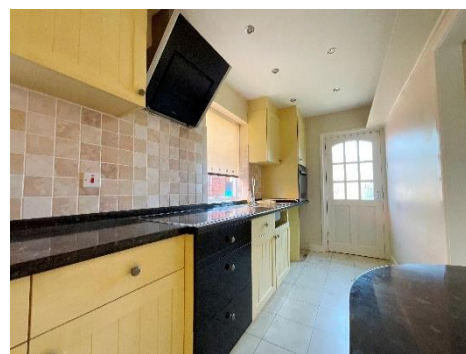


**NO CHAIN** - An excellent opportunity to purchase a double fronted detached family house of character which, in the opinion of the Agents, offers well planned, generously proportioned accommodation of which **AN EARLY INTERNAL INSPECTION IS RECOMMENDED.**

Arranged across two floors, the accommodation would benefit from a programme of modernisation and briefly comprises: Entrance Vestibule, Impressive Hall with under stairs store, Living Room, Dining Room, Cloakroom/WC, Breakfast Room and Kitchen to the ground floor with feature Landing, four Bedrooms (one with En-suite Shower Room), Bathroom and separate WC to the first. A useful attic space is accessed via Bedroom 2.

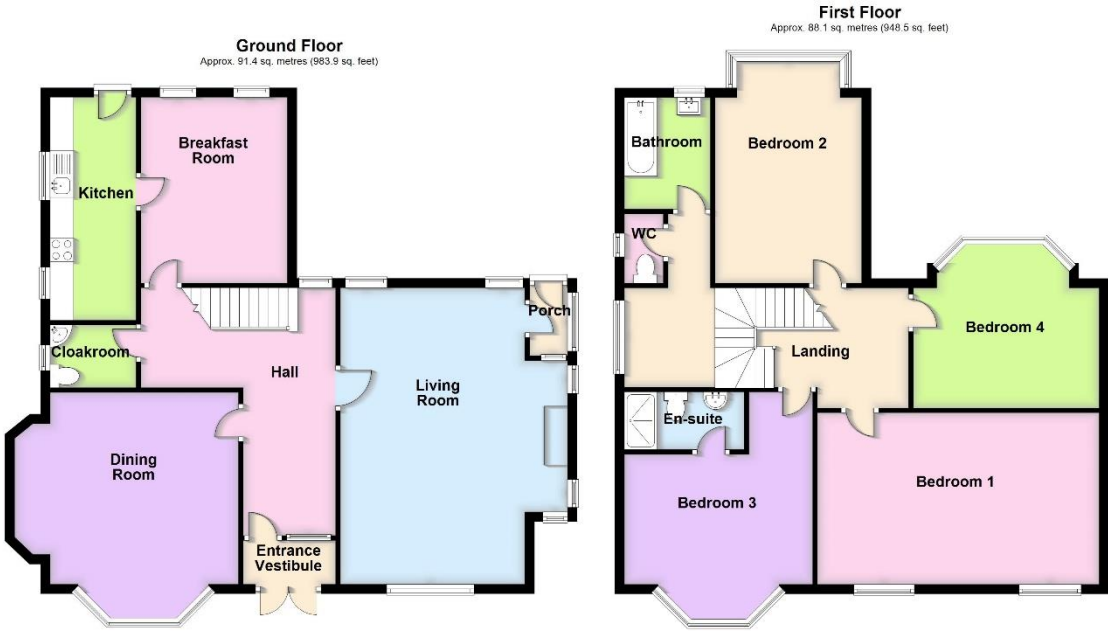
The property occupies an established and mature plot with the frontage arranged with stocked borders, pathway to the front door and driveway leading to a detached brick built garage. The rear garden is a particular feature providing shaped lawn and established borders with a range of mature trees and bushes. Outbuildings provide a Utility, Garden Store, Wood/Coal Store and Outside WC.

Irton Road is located off Roe Lane, convenient for access to local shops, schools and the town centre.

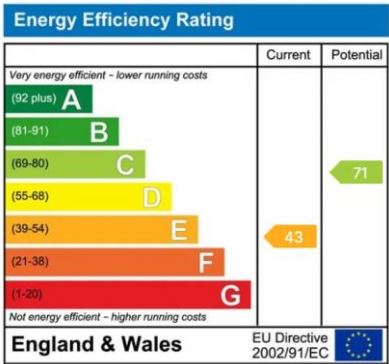


IRTON ROAD, SOUTHPORT PR9 9DY

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Total area: approx. 179.5 sq. metres (1932.3 sq. feet)





## Ground Floor:

### Entrance Vestibule

### Hall

### Cloakroom/WC

**Living Room** - 6.32m x 4.85m overall (20'9" x 15'11")

**Dining Room** - 4.8m into bay x 4.01m (15'9" x 13'2")

**Breakfast Room** - 3.96m x 3.12m (13'0" x 10'3")

**Kitchen** - 4.75m x 1.83m (15'7" x 6'0")

## First Floor:

### Landing

**Bedroom 1** - 6.02m x 3.66m (19'9" x 12'0")

**Bedroom 2** - 4.72m into bay x 3.12m (15'6" x 10'3")

**Bedroom 3** - 4.01m x 3.51m into bay (13'2" x 11'6")

**En-Suite** - 2.57m x 1.24m (8'5" x 4'1")

**Bedroom 4** - 3.96m x 3.48m into bay (13'0" x 11'5")

**Bathroom** - 2.39m x 1.83m (7'10" x 6'0")

### WC

**Outside:** The property occupies an established and mature plot with the frontage arranged with stocked borders, pathway to the front door and driveway leading to a detached brick built garage. The rear garden is a particular feature providing shaped lawn and established borders with a range of mature trees and bushes. Outbuildings provide a Utility, Garden Store, Wood/Coal Store and Outside WC.

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

**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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