



-  Unique Detached House
-  Four Bedrooms
-  Three Bathrooms

-  Landscaped Gardens
-  Sought After Birkdale Position
-  No Chain

Price: £650,000 Subject to Contract

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





An early inspection is highly recommended of this deceptively spacious, detached house, located in a much sought after residential area of Birkdale and offered for sale with no ongoing chain.

Installed with gas central heating and upvc double glazing, the generously proportioned accommodation briefly comprises: Entrance Vestibule, Reception Hall, Front Living Room, modern fitted Dining Kitchen, Bedroom with fitted wardrobes and En-suite Shower Room, second double Bedroom and Bathroom on the ground floor. A Lounge offering views over S&B, a further double Bedroom, a single Bedroom, Study and Bathroom make up the first floor.

Outside, the property stands in manicured, lawned gardens with well stocked established borders, the rear garden being a particular feature with terrace offering panoramic views of the cricket pitch. a block paved driveway provides off road parking to the front, and the former garage (no longer has vehicular access) provides excellent storage.

The property occupies a prime location to the shore side of Birkdale, convenient for both Hillside railway station on the Southport/Liverpool commuter line and public transport facilities. The house is also conveniently placed for access to Birkdale Village together with local primary & secondary schools and the golf clubs of Royal Birkdale & Hillside within walking distance.



Ground Floor:

Entrance Vestibule

Reception Hall - 4.24m x 3.73m (13'11" x 12'3")

Living Room - 4.93m into bay x 4.06m (16'2" x 13'4")

Kitchen/Dining Room - 9.04m x 3.66m overall (29'8" x 12'0")

Bedroom 1 - 4.22m x 4.09m (13'10" x 13'5")

En-suite Shower Room - 2.24m x 0.91m (7'4" x 3'0")

Bedroom 2 - 3.94m x 2.9m (12'11" x 9'6")

Bathroom - 2.64m x 2.64m overall (8'8" x 8'8")

First Floor:

Landing

Lounge - 4.32m x 3.48m plus recess (14'2" x 11'5")

Bedroom 3 - 4.24m x 3.18m (13'11" x 10'5")

Bedroom 4 - 3.86m x 2.51m (12'8" x 8'3")

Study - 2.31m x 2.29m (7'7" x 7'6")

Bathroom - 2.36m x 1.63m (7'9" x 5'4")



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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/>

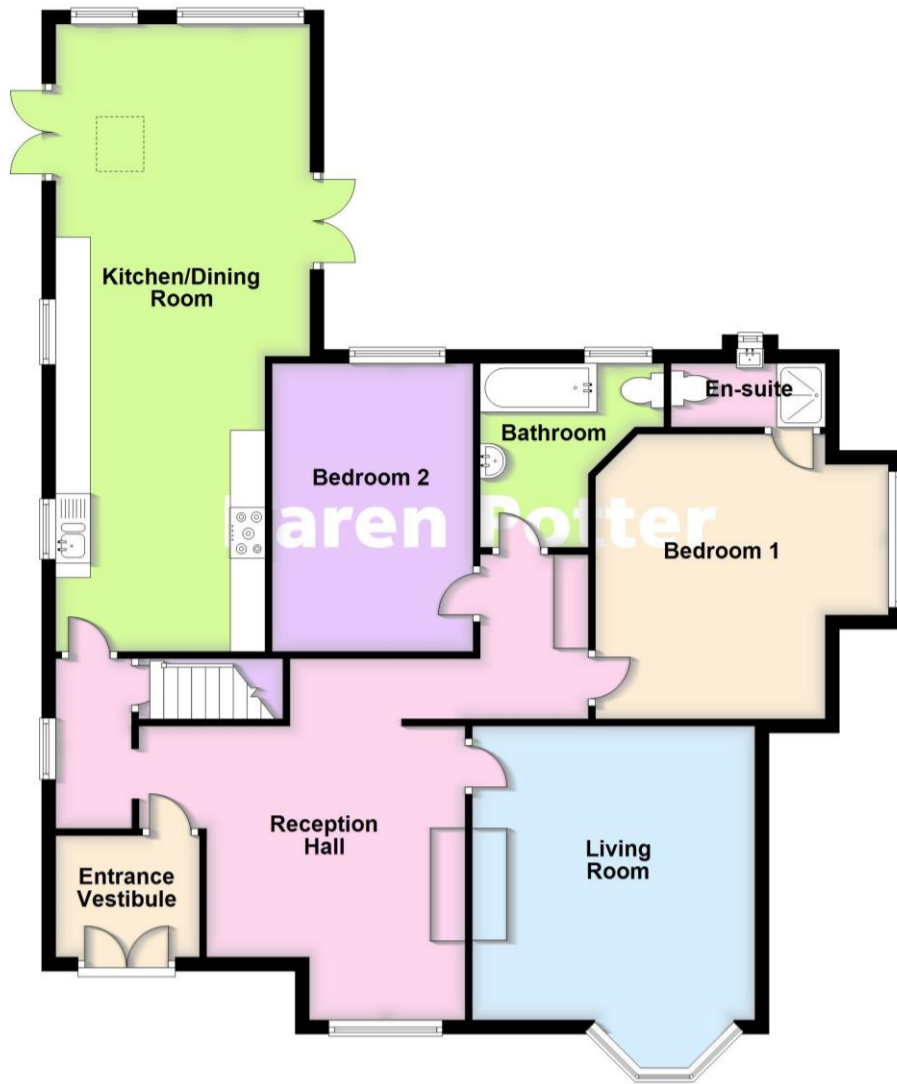
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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Ground Floor
Approx. 117.2 sq. metres (1261.9 sq. feet)



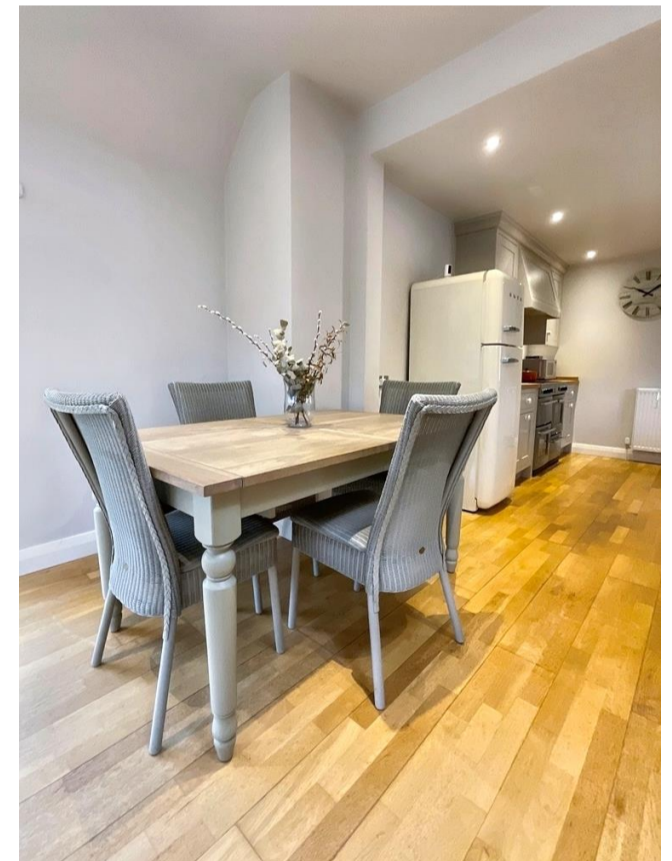
First Floor
Approx. 61.7 sq. metres (663.9 sq. feet)



Total area: approx. 178.9 sq. metres (1925.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	57	70
	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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk