





-  Detached Family Home
-  Four Bedrooms
-  Two Reception Rooms

-  Good Size Gardens
-  Garage & Parking
-  Sought After Birkdale Position

Price: £675,000 Subject to Contract

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





An excellent opportunity has arisen to purchase this impressive, detached family house of character, occupying a prime residential location on the shore side of Birkdale.

Arranged over two floors, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Dining Room and Kitchen/Dining Room to the ground floor with four Bedrooms and Family Bathroom to the first floor.

There are established gardens to the front and rear, the front incorporating a tarmac driveway leading to an oversize garage. The large rear garden is a particular feature, planned with shaped lawn, established borders and raised "secret garden", secluded behind trees with ornamental pond and fruit trees.

The property is within walking distance of the railway station at Hillside on the Southport/Liverpool commuter line, a number of primary and secondary schools, local shops at Hillside, access to Birkdale and Ainsdale shopping villages with public transport facilities to the town centre immediately adjacent.



Ground Floor:

Entrance Vestibule

Hall

WC

Living Room - 5.23m into bay x 4.93m into inglenook (17'2" x 16'2")

Dining Room - 4.52m into bay x 3.94m (14'10" x 12'11")

Kitchen/Dining Room - 5.46m x 3.12m (17'11" x 10'3")

First Floor:

Landing

Bedroom 1 - 4.55m into bay x 3.89m (14'11" x 12'9")

Bedroom 2 - 4.42m x 3.56m (14'6" x 11'8")

Bedroom 3 - 3.12m x 2.9m (10'3" x 9'6")

Bedroom 4 - 3.1m x 2.59m (10'2" x 8'6")

Bathroom - 2.59m x 2.13m (8'6" x 7'0")

Outside: There are established gardens to the front and rear, the front incorporating a tarmac driveway leading to an oversize garage. The large rear garden is a particular feature, planned with shaped lawn, established borders and raised "secret garden", secluded behind trees with ornamental pond and fruit trees.

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>

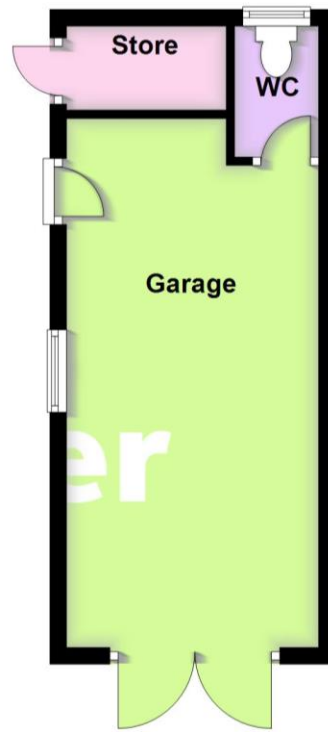
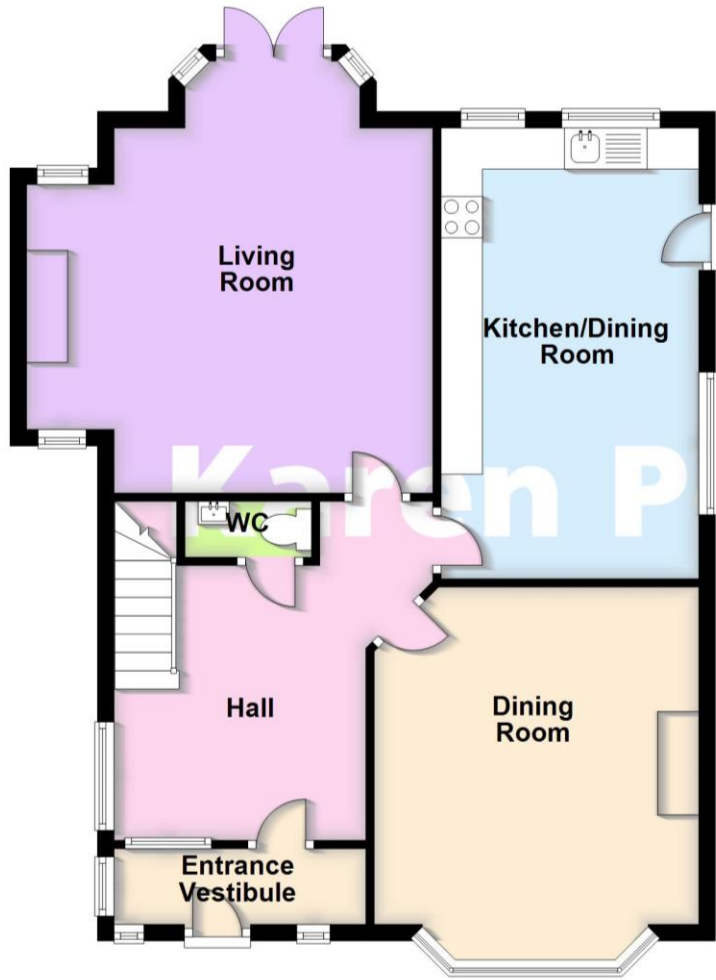
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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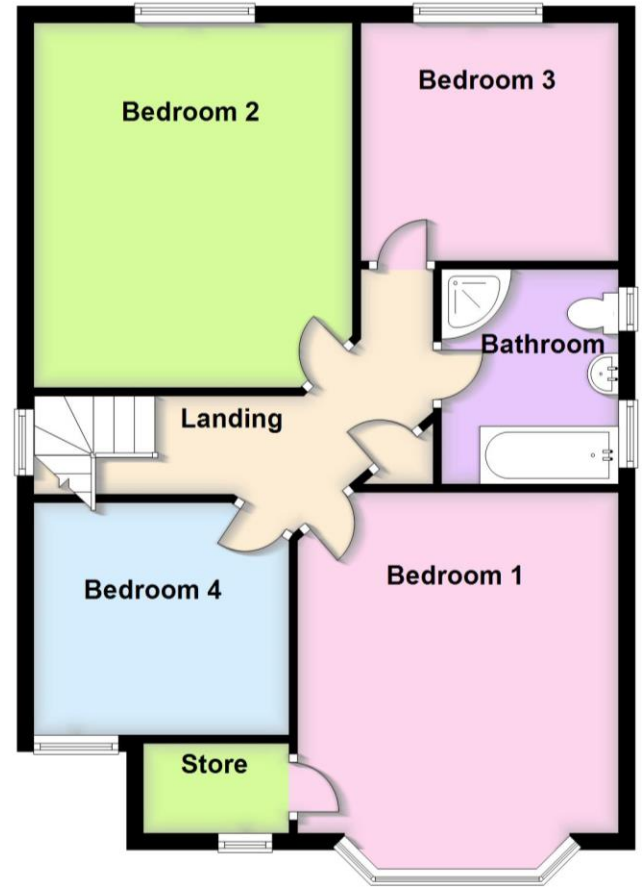
Ground Floor

Approx. 96.5 sq. metres (1038.2 sq. feet)



First Floor

Approx. 68.3 sq. metres (735.7 sq. feet)



Total area: approx. 164.8 sq. metres (1773.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(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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