



-  Modern Detached House
-  Four Double Bedrooms
-  Cul De Sac Position

-  South Facing Rear Garden
-  Garage & Parking
-  Highly Sought After Position

Price: £495,000 Subject to Contract

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





A rare opportunity to purchase a beautifully presented detached family house located to the head of a private cul-de-sac and within walking distance of Birkdale shopping Village together with the railway station on the Southport/Liverpool line.

The well planned accommodation is gas centrally heated, double glazed with fitted Venetian blinds and plantation shutters, and briefly comprises Hall, Cloakroom/WC, Living Room, impressive open plan Fitted Kitchen with Lounge and Dining Area, and a Utility Room to the ground floor with four Bedrooms (the principal with En-Suite Shower Room) and family Bathroom to the first.

Externally, a driveway provides off road parking to the front leading to an integral Garage and the private, south facing, rear garden has been landscaped with paved patio area, shaped lawn and raised, well stocked borders.

Holywell Gardens is a private cul-de-sac located off Eastbourne Road, adjacent to the junction with Liverpool Road. There are a number of primary and secondary schools within the vicinity and public transport facilities are accessible at Eastbourne Road and Liverpool Road.



Ground Floor:

Hall

Cloakroom/WC

Living Room - 14' x 12' 1" (4.27m x 3.68m)

Kitchen/Lounge/Dining Room - 31' 1" x 11' 9" (9.47m x 3.58m)

Utility Room - 10' x 6' 1" (3.05m x 1.85m)

Bedroom 1 - 14' 3" x 12' 1" (4.34m x 3.68m)

En-Suite Shower Room - 7' 1" x 6' 1" (2.16m x 1.85m)

Bedroom 2 - 13' 7" x 11' 9" (4.14m x 3.58m)

Bedroom 3 - 11' 9" x 10' 4" (3.58m x 3.15m)

Bedroom 4 - 10' 8" x 9' 7" (3.25m x 2.92m)

Bathroom - 11' 9" x 6' 9" (3.58m x 2.06m)

Outside: A tarmac driveway provides off road parking to the front leading to an integral Garage whilst the private rear garden has been landscaped with paved patio area, shaped lawn and well stocked borders.

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

Tenure: Leasehold for the residue of a term of 999 years from 1st January 2013 subject to ground rent of £1 per annum.

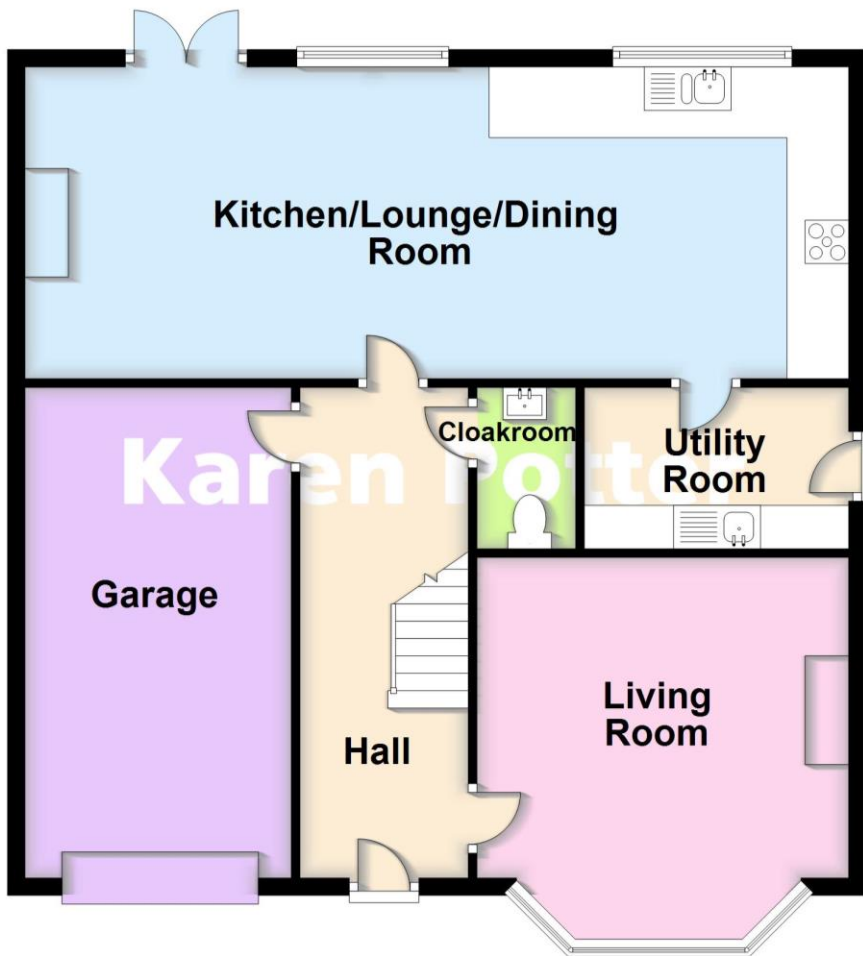
Maintenance: Holywell Gardens is an unadopted road with a small communal garden for which there is a service charge of £249 per annum.

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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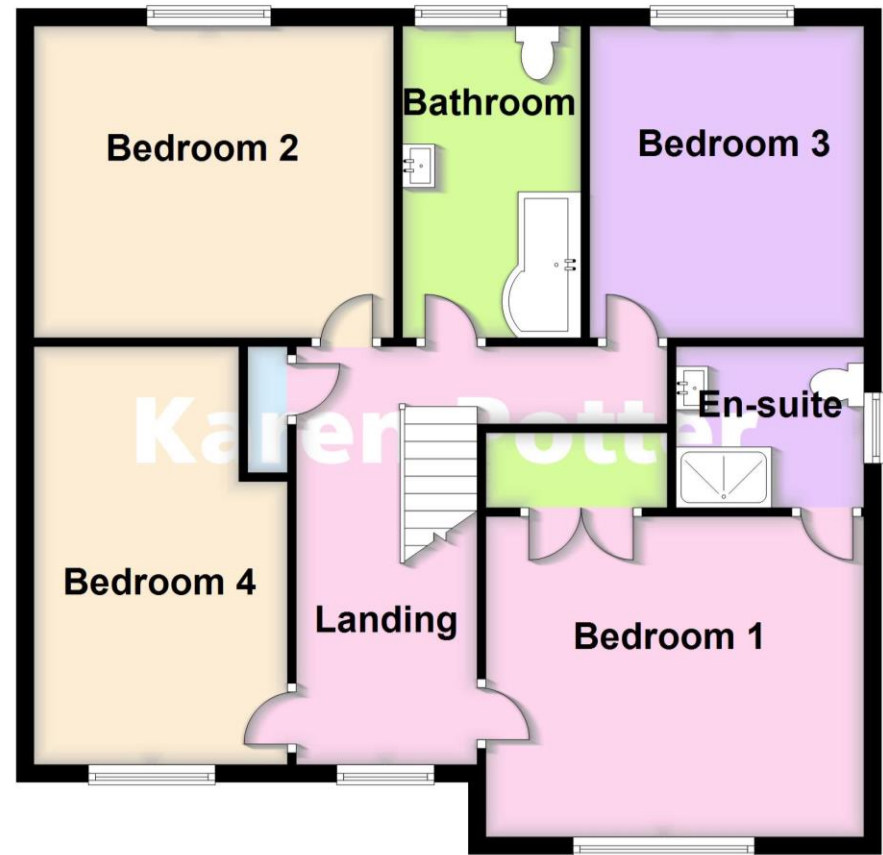
Ground Floor

Approx. 89.1 sq. metres (959.4 sq. feet)



First Floor

Approx. 84.8 sq. metres (913.1 sq. feet)



Total area: approx. 174.0 sq. metres (1872.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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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