



-  Detached Family Home
-  Four Double Bedrooms – One En-Suite
-  Three Reception Rooms Plus Study
-  Landscaped Gardens
-  Double Garage & Parking
-  Inspection Highly Recommended

**Price: £825,000** Subject to Contract

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







**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this extended, double fronted detached, family house occupying a particularly sought after position on the shore side of Birkdale.

In the opinion of the Agents, the property offers beautifully presented, well planned and generously proportioned accommodation briefly comprising Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Dining Room, Lounge, Study, fitted Kitchen / Breakfast Room and Utility Room to the ground floor. A feature staircase leads to the first floor where there are four fitted Double Bedrooms (En-Suite Bathroom to Bedroom 1) and a Family Bathroom.

The property stands in landscaped, established gardens to the front and rear, the front incorporating a feature block paved driveway providing off road parking and leading to the double garage.

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

### Cloakroom/WC

**Living Room** - 8.84m overall x 4.39m into inglenook (29'0" x 14'5")

**Dining Room** - 5.26m x 4.78m into inglenook (17'3" x 15'8")

**Study** - 3.43m x 2.69m (11'3" x 8'10")

**Lounge** - 3.81m x 3.45m (12'6" x 11'4")

**Kitchen/Breakfast Room** - 4.24m x 3.76m plus recess (13'11" x 12'4")

**Utility Room** - 2.95m x 2.21m (9'8" x 7'3")

## First Floor:

### Landing

**Bedroom 1** - 5.44m x 4.78m into inglenook (17'10" x 15'8")

**En-Suite Bathroom** - 3.63m x 2.67m (11'11" x 8'9")

**Bedroom 2** - 4.93m x 4.39m into inglenook (16'2" x 14'5")

**Bedroom 3** - 4.34m into wardrobes & bay x 3.51m (14'3" x 11'6")

**Bedroom 4** - 3.86m x 3.05m (12'8" x 10'0")

**Family Bathroom** - 2.54m x 1.73m (8'4" x 5'8")

**Outside:** The property stands in landscaped, established gardens to the front and rear, the front incorporating a feature block paved driveway providing off road parking and leading to the **double garage** measuring 5.90m (19'4") x 5.58m (18'4") overall. The rear garden is arranged with paved patio, shaped lawn and well stocked, mature borders. A timber cabin, with power and light connected, stands at the foot of the garden.

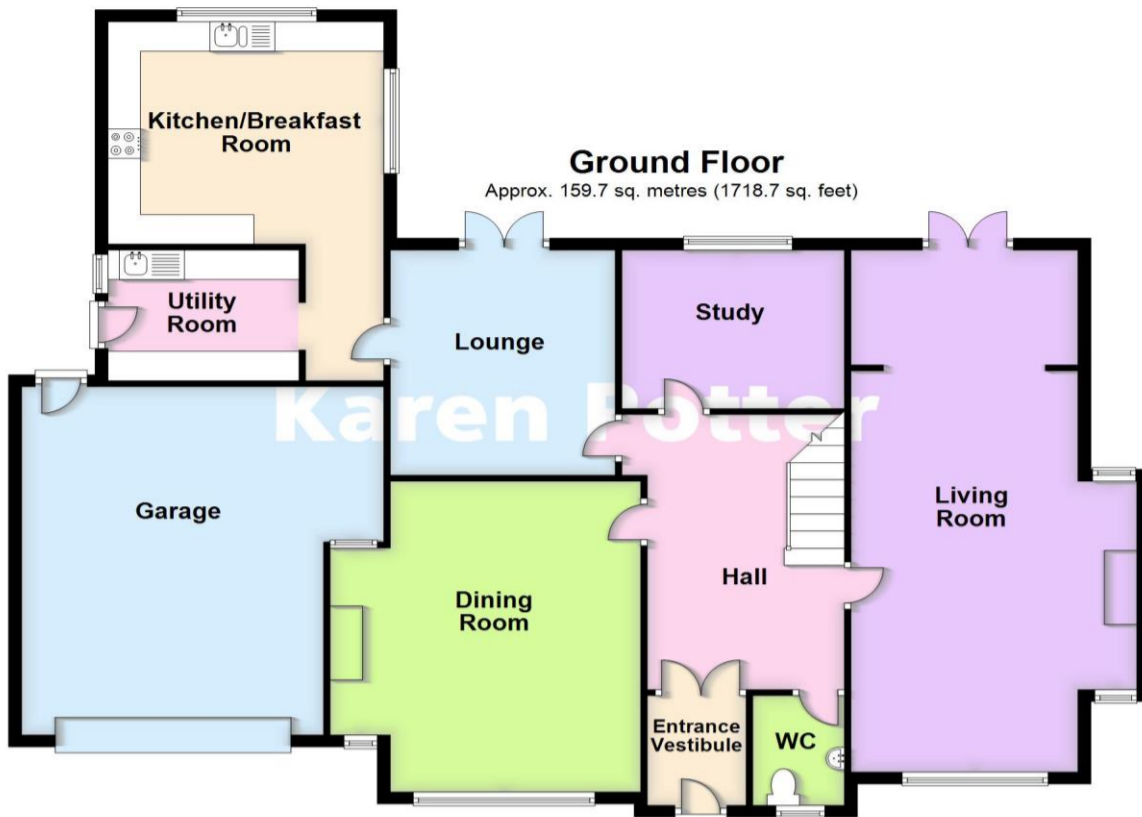
**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band G

**Tenure:** The vendor's solicitor has confirmed that they have just completed the purchase of the FREEHOLD

**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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Total area: approx. 262.1 sq. metres (2821.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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