



-  Fantastic Detached Bungalow
-  Three Bedrooms
-  Three Reception Rooms

-  Gardens and Parking
-  UPVC Double Glazed
-  Inspection Recommended

Price: £395,000 Subject to Contract

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





An excellent opportunity has arisen to purchase this extended, detached bungalow, within a cul-de-sac position and is located in a popular residential area, immediately adjacent to the many amenities of Birkdale Village. Together with the railway station on the Southport/Liverpool commuter line, this property is within walking distance to local restaurants, eateries, convenience shops and public transport links.

In the opinion of the Agents, the property offers well planned and pleasantly proportioned accommodation which is installed with gas central heating and upvc double glazing briefly comprising; Hall, Garden Room, Lounge (with patio doors to the garden), Conservatory, Fitted Kitchen/Breakfast Room, Three Bedrooms (Bedroom 3 with En-suite) and Bathroom. Outside, there is a driveway to the front of the property and a private rear garden, planned with lawn, paved patio and established borders.

Welbeck Terrace is a cul-de-sac on Welbeck Road, which is located off Liverpool Road, immediately adjacent to Birkdale Village Conservation Area.



Hall

Garden Room - 6.1m x 3.73m (20'0" x 12'2")
Overall

Kitchen/Breakfast Room - 4.6m x 2.59m (15'1" x 8'5")

Lounge - 7.42m x 3.18m (24'4" x 10'5") Overall

Conservatory - 4.17m x 1.68m (13'8" x 5'6")

Bedroom 1 - 4.21m x 3.31m (13'9" x 10'10")

Bedroom 2 - 3.31m x 3.3m (10'10" x 10'9") Overall

Bedroom 3 - 3.73m x 2.59m (12'2" x 8'5")

En-suite - 2.27m x 1.2m (7'5" x 3'11")

Bathroom - 2.31m x 1.96m (7'7" x 6'5")

Outside

Outside, there is a driveway to the front of the property and a private rear garden, planned with lawn, paved patio and established borders.

Council Tax

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

Tenure

Freehold

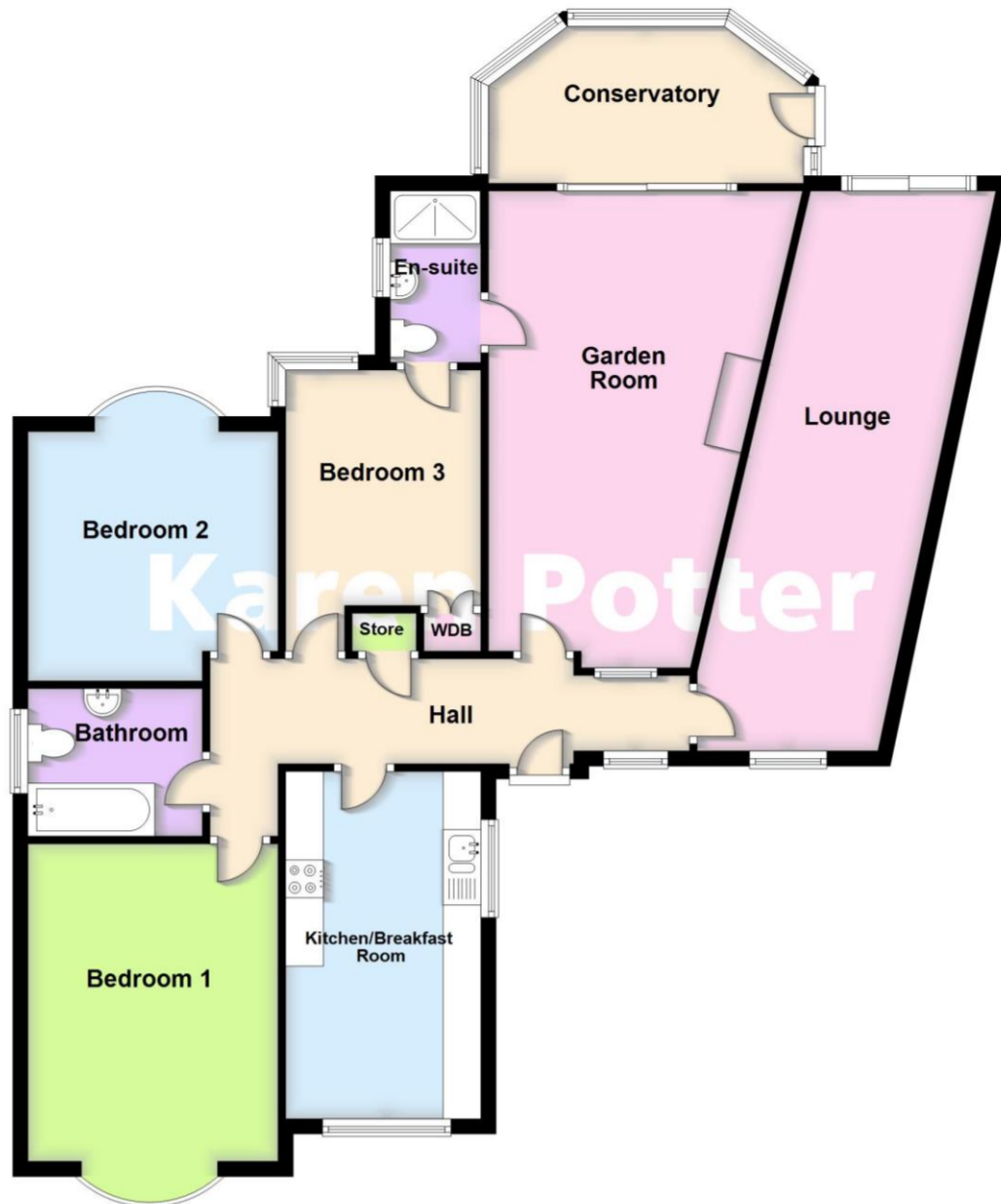
NB

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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Ground Floor
Approx. 115.3 sq. metres (1241.3 sq. feet)



Total area: approx. 115.3 sq. metres (1241.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk