



-  Detached Family Home
-  Four Double Bedrooms
-  Dependant Relative's Suite

-  Three Bathrooms
-  Double Garage
-  Established Gardens

Price: £750,000 Subject to Contract

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





An excellent opportunity has arisen to purchase a spacious detached family house of character which has the undoubted benefit of an integral Dependant Relative's Suite.

The gas centrally heated and double glazed accommodation is arranged across three floors and briefly comprises Vestibule, Reception Hall, Lounge, Dining Room, and Kitchen/Family Room to the ground floor with four double Bedrooms (the principal with En-Suite Bathroom) and main Bathroom to the first floor. From the landing, there is a concealed staircase leading to two generous loft rooms.

The custom built dependant relative's suite comprises: 16' Lounge, double Bedroom and En-Suite Shower Room.

The property stands in established gardens to the front, side and rear and there is a double Garage accessed via a driveway from Harrod Drive.

Trafalgar Road forms part of a much sought after residential area, conveniently located for the railway station at Hillside on the Southport/Liverpool commuter line. There are a primary and secondary schools within the vicinity and Birkdale shopping village is readily accessible.



Ground Floor:

Entrance Vestibule

Reception Hall

Cloakroom/WC

Lounge - 6.3m x 5.87m into bay (20'8" x 19'3")

Dining Room - 4.24m x 6.25m into bay (13'11" x 20'6")

Kitchen/Family Room - 6.35m plus recess x 4.24m overall (20'10" x 13'11")

Rear Vestibule

Dependant Relative's Suite:

Lounge - 4.93m x 3.99m (16'2" x 13'1")

Bedroom - 3.3m x 4.01m plus door recess (10'10" x 13'2")

En-Suite Shower Room - 2.54m x 1.45m (8'4" x 4'9")

First Floor:

Landing

Bedroom 1 - 6.35m into bay x 5.92m overall (20'10" x 19'5")

En-Suite Bathroom - 3.99m x 2.13m (13'1" x 7'0")

Bedroom 2 - 6.43m into bay x 4.22m (21'1" x 13'10")

Bedroom 3 - 4.88m overall x 4.27m (16'0" x 14'0")

Bedroom 4 - 3.15m x 4.09m (10'4" x 13'5")

Bathroom - 3.56m x 2.49m (11'8" x 8'2")

Outside: There are established gardens to the front, side and rear planned with lawns, established trees, conifers and shrubs. The rear garden includes a paved patio and there is a driveway from Harrod Drive leading to the **DOUBLE GARAGE** measuring 15'10" x 21'11" with remotely operated door to front and personal door to rear garden.

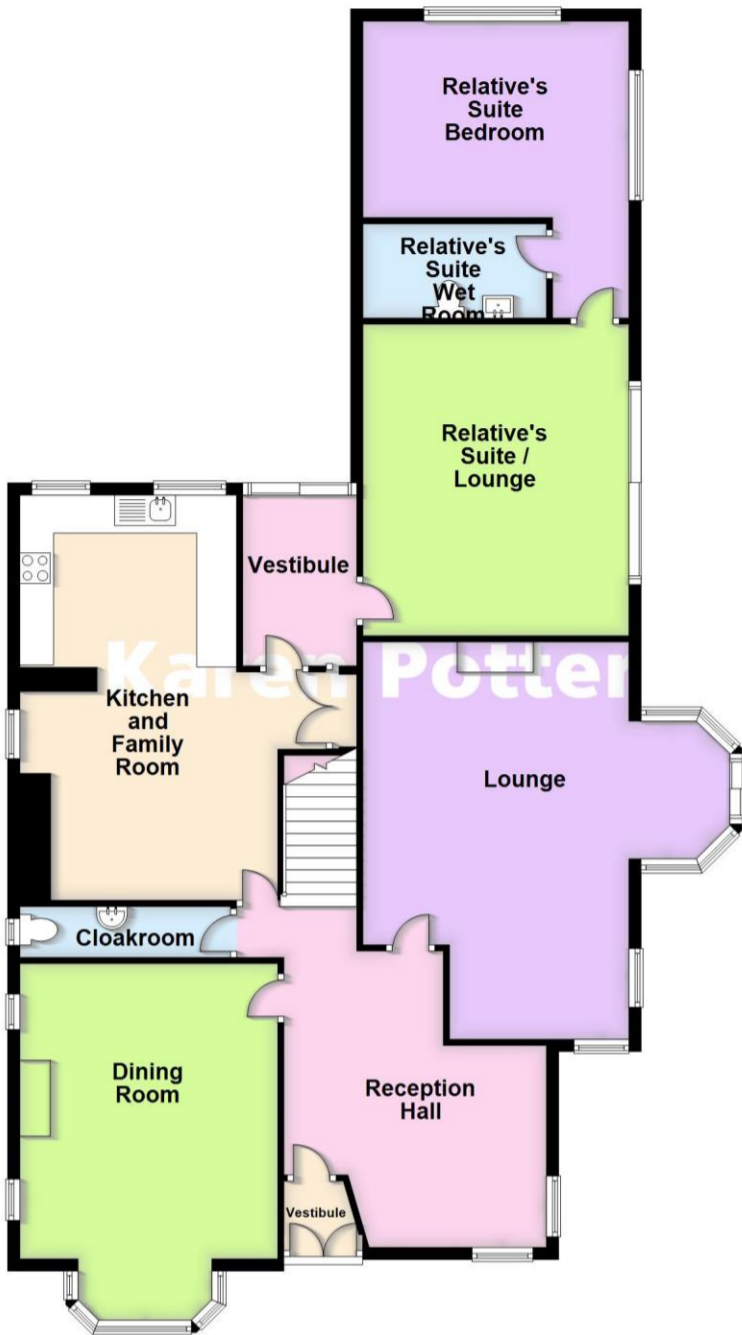
Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band G

Tenure: Leasehold with a 999 year residue from 25th March 1907 with a fixed annual ground rent of £7.50p

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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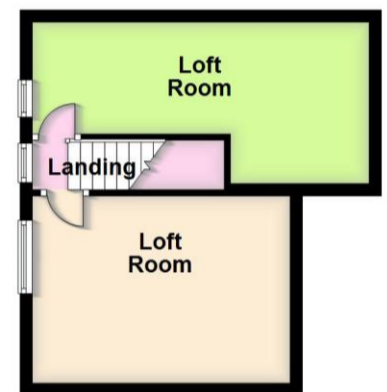
Ground Floor
Approx. 159.4 sq. metres (1715.9 sq. feet)



First Floor
Approx. 120.1 sq. metres (1293.0 sq. feet)



Second Floor
Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 307.9 sq. metres (3314.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	53	
(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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