






-  Detached Howard Built Bungalow
-  Three Bedrooms – One En-Suite
-  Spacious Lounge/Dining Room

-  Double Garage & Parking
-  Mature Gardens
-  Inspection Recommended

**Price: £599,950** Subject to Contract

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





**REALISTICALLY PRICED TO SELL** - An excellent opportunity has arisen to purchase a deceptively spacious, Howard built, detached bungalow occupying a prominent position to the shore side of Birkdale and standing in generously proportioned established gardens.

In the opinion of the Agents, the property offers well proportioned accommodation of considerable character, with over 2,300 square feet of living space of which an early inspection is strongly recommended.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Hall, spacious Lounge/Dining Room, Fitted Kitchen with open plan access to the Conservatory/Dining Room, Bedroom One with En-Suite Shower Room, two further Bedrooms and Bathroom/WC, Inner Hall giving access to Boiler Room, Utility Room, WC and integral Double Garage.

Outside, the mature gardens are an outstanding feature of the property, the front incorporating an extensive paved driveway leading to the Garage, the large rear garden planned with shaped lawn, abundantly stocked borders, patio and leading to a detached outbuilding suitable for conversion to a Home Office/Studio.

Westbourne Road is a continuation of Westcliffe Road located off Weld Road, within walking distance of the beach and conveniently placed for access to the many amenities of Birkdale Shopping Village and the railway station on the Southport/Liverpool commuter line. Lord Street and the town centre is readily accessible and there is a range of local schools and a number of golf courses in the area including Royal Birkdale.



## Hall

**Lounge/Dining Room** - 7.72m x 6.02m (25'4" x 19'9")

**Kitchen** - 4.57m x 2.82m (15'0" x 9'3")

**Conservatory** - 5.31m x 4.98m (17'5" x 16'4")

## Inner Hall

**Utility Room** - 2.64m x 1.93m (8'8" x 6'4")

## WC

**Bedroom 1** - 5.44m x 3.89m (17'10" x 12'9")

**En-Suite Shower Room** - 3.58m x 1.52m (11'9" x 5'0")

**Bedroom 2** - 4.83m x 3.35m (15'10" x 11'0")

**Bedroom 3** - 3.05m x 2.41m (10'0" x 7'11")

**Bathroom** - 3.4m overall x 2.57m (11'2" x 8'5")

**Outside:** The mature gardens are an outstanding feature of the property, the front incorporating an extensive paved driveway leading to the Garage measuring 6.07m (19'11") x 4.90m (16'1"). The good size rear garden is planned with shaped lawn, abundantly stocked borders, patio and leading to a detached outbuilding suitable for conversion to a Home Office/Studio.

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

**Tenure:** The vendor has supplied confirmation that there are both freehold and leasehold (residue of 999 year) titles with no ground rent collected.

**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. 217.0 sq. metres (2336.0 sq. feet)



Total area: approx. 217.0 sq. metres (2336.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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