







-  Exceptional Detached Family House
-  Four Bedrooms, Two En Suite
-  Views to the rear over Sports Ground

-  Two Living Rooms, Balcony
-  Integral Garage with Utility Room
-  NO CHAIN

Price: £625,000 Subject to Contract

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





An excellent opportunity to purchase an exceptional detached family house located within a cul-de-sac forming part of an established and sought after residential area to the shore side of Birkdale. The property has the undoubted benefit of impressive views to the rear over Southport & Birkdale Sports Club, where County cricket is played.

Constructed in 2004 by a local Developer, the property offers accommodation which is both attractively planned and well presented, briefly comprising hall, fitted cloakroom/wc, living room with open access to the fitted dining kitchen, study, lounge with balcony overlooking the sports ground at the rear, four bedrooms (the principal with en suite bathroom; the second with en suite shower room) and main bathroom. There is an integral garage and utility room, with the benefit of interior access to the main house. The illuminated south facing rear garden is a particular feature of the property landscaped with paved patio and composite decking, ideal for entertaining.

Grosvenor Gardens is located off Grosvenor Road and within convenient access of the many amenities of Birkdale Shopping Village. The railway stations at both Birkdale and Hillside are within walking distance and there are a number of junior and secondary schools readily accessible. The Beach is just under 1.5 miles distant from the property.



Ground Floor:

Hall

Cloakroom/WC

Study - 2.44m x 2.34m (8'0" x 7'8")

Living Room - 4.47m x 4.32m (14'8" x 14'2")

Kitchen/Dining Room - 7.82m x 3.05m (25'8" x 10'0")

First Floor:

Lounge - 4.47m x 4.32m (14'8" x 14'2") with Balcony overlooking Southport & Birkdale Sports Club playing fields.

Bedroom 2 - 4.27m x 3.3m (14'0" x 10'10")

En-Suite Shower Room - 2.46m x 1.09m (8'1" x 3'7")

Bedroom 3 - 4.34m x 3.05m (14'3" x 10'0")

Family Bathroom - 3.05m x 2.34m (10'0" x 7'8")

Second Floor:

Bedroom 1 - 5.38m x 4.5m (17'8" x 14'9")

En-Suite Bathroom - 5.51m x 3.05m (18'1" x 10'0")

Bedroom 4 - 4.29m x 2.36m (14'1" x 7'9")

Basement Level:

Utility Room - 3.12m x 2.26m (10'3" x 7'5")

Garage - 5.49m x 3.12m (18'0" x 10'3")

Outside:

The property stands in landscaped gardens with block paved driveway giving access to the Garage with remotely operated roller door. The south facing rear garden is a particular feature arranged with paved patio, shaped lawn, raised borders and timber deck.

Planning Permission has been granted in October 2022 for a full width extension to the rear with a first floor balcony and a single storey extension with glass balustrade to the front of the property (Ref DC/2022/01586). Further details are available on the Sefton Planning Portal: https://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R_GAXQLNWJR900

Council Tax:

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

Tenure:

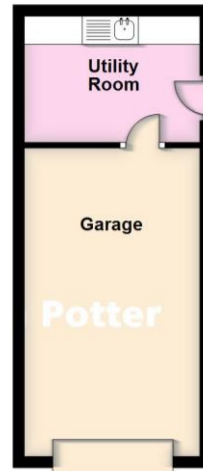
Leasehold for a residue term of 999 years from 29/09/1938 and a ground rent of £75

NB:

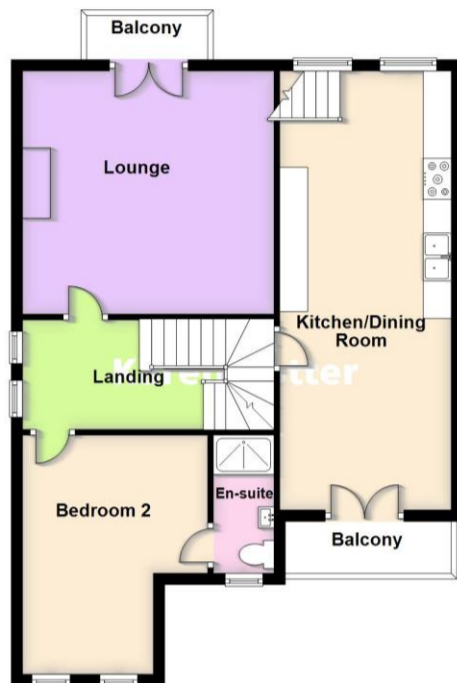
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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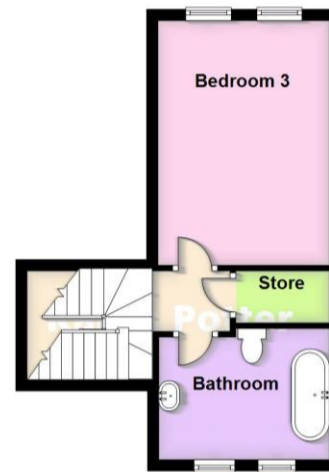
Lower Ground Floor
Approx. 24.5 sq. metres (263.7 sq. feet)



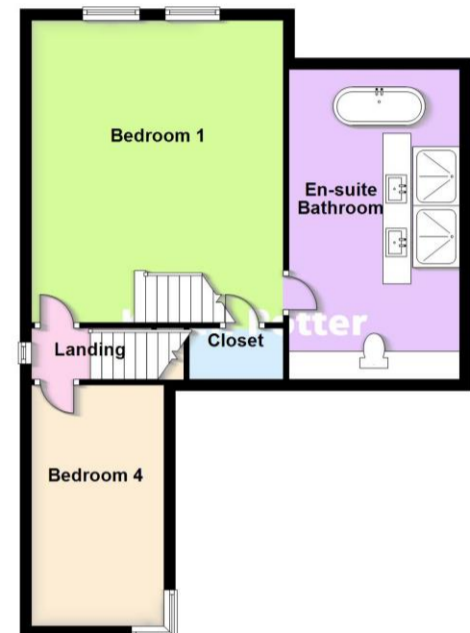
First Floor
Approx. 68.9 sq. metres (741.9 sq. feet)



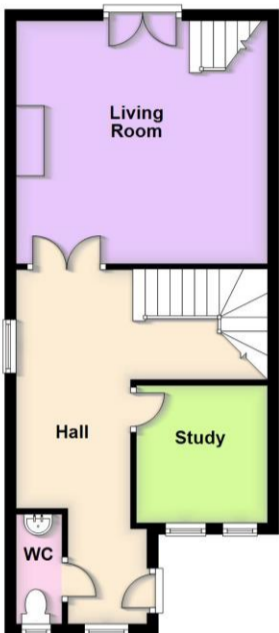
Mezzanine
Approx. 28.4 sq. metres (305.5 sq. feet)



Second Floor
Approx. 56.4 sq. metres (606.9 sq. feet)



Ground Floor
Approx. 44.2 sq. metres (476.3 sq. feet)



Total area: approx. 222.4 sq. metres (2394.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	81
(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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