



-  Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Modern Kitchen & Shower Room
-  Secluded Position
-  Inspection Highly Recommended

Price: £350,000 Subject to Contract

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





An early inspection is highly recommended of this distinctive, detached house, located in a much sought after residential area within a stones throw from the heart of Birkdale village.

In the opinion of the Agents, the double glazed and centrally heated property offers charming accommodation in a secluded position and briefly comprises to the ground floor; Entrance Vestibule, Hall, front Living Room, rear Dining Room and modern fitted Kitchen. Three Bedrooms and a Shower Room complete the first floor.

Outside, the property stands in beautifully maintained mature gardens, the rear being a particular feature boasting a sunny aspect with paved patio, shaped lawn and established borders.

Claremont Avenue is a pedestrianised continuation of Claremont Road. A private driveway on Claremont Road provides off road parking for a number of vehicles.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.57m into bay x 3.66m (15'0" x 12'0")

Dining Room - 4.29m overall x 3.48m (14'1" x 11'5")

Kitchen - 3.78m x 2.01m (12'5" x 6'7")

First Floor:

Landing

Bedroom 1 - 3.66m x 3.61m (12'0" x 11'10")

Bedroom 2 - 3.68m x 3.1m (12'1" x 10'2")

Bedroom 3 - 2.49m x 2.01m (8'2" x 6'7")

Shower Room - 2.79m x 1.73m overall (9'2" x 5'8")

Outside: The property stands in beautifully maintained mature gardens, the rear being a particular feature boasting a sunny aspect with paved patio, shaped lawn and established borders. A private driveway on Claremont Road provides off road parking for a number of vehicles.

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

Tenure: Leasehold for a residue term of 999 years from 25th March 1912 with a ground rent of £5.

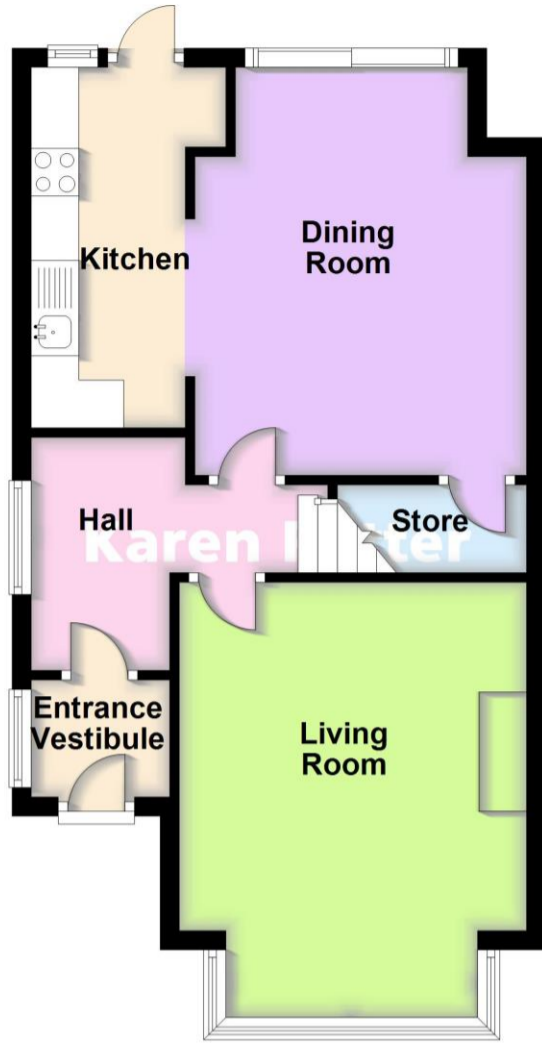
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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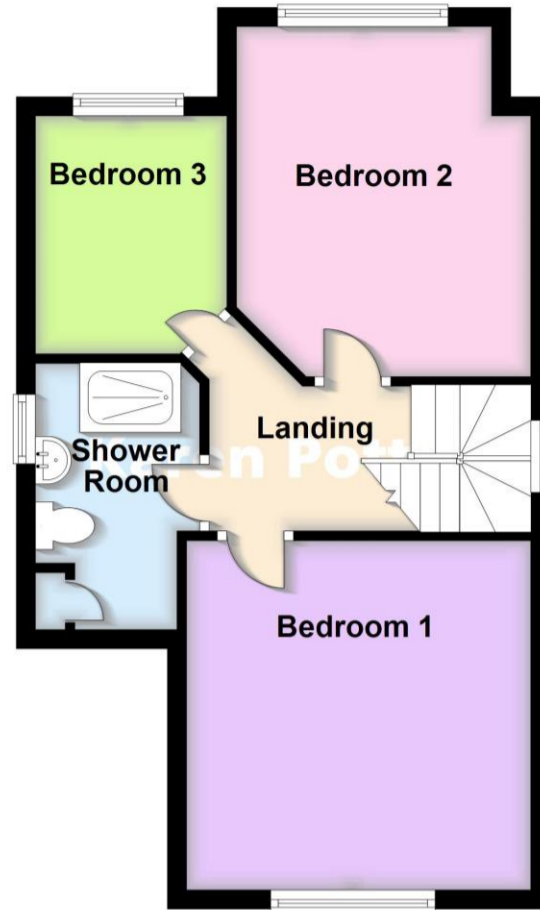
Ground Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 87.1 sq. metres (938.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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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