



-  Stunning Detached Dormer Bungalow
-  Three Bedrooms
-  Two Shower Rooms

-  Fully Modernised Throughout
-  Carriage Sweep Driveway
-  Double Width Garage

Price: £650,000 Subject to Contract

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





An excellent opportunity to purchase this stunning double fronted detached dormer bungalow occupying a prime residential location to the shore side of Birkdale and within the "West Birkdale" Conservation Area.

The bungalow has been thoughtfully modernised in 2018 by the present owners and to exacting standards including re-wiring; re-plumbing; new central heating system; impressive new open plan fitted kitchen; new shower rooms; new double glazed windows and internal doors; new feature staircase with glass panelling; re-carpeted/new floorings; re-decorated throughout; new rainwater goods; new composite decking; new roof to the garage and summerhouse. This extensive program of modernisation has now resulted in a highly desirable home and is readily occupied entirely on the ground floor by the owners with excellent guest accommodation to the first floor.

The accommodation briefly comprises Entrance Vestibule; Hall; through Living Room; open plan Fitted Dining Kitchen leading to the Lounge and with Utility Room off; principal Bedroom with large En Suite Dressing Room off and large Shower Room. The feature glass staircase leads to the first floor where there are two further Bedrooms, the second with En Suite Dressing Room and separate Shower Room. Outside there are established gardens to the front and rear, the front incorporating a carriage-sweep driveway with two sets of double gates leading to the detached double width Garage.

Westbourne Road is located to the shore side of Birkdale and within walking distance of the beach. The many amenities of Birkdale Shopping Village and Southport town centre are readily accessible. There are a number of golf courses within the vicinity.



Ground Floor:

Hall

Living Room - 7.49m x 3.94m (24'7" x 12'11")

Kitchen/Dining Room - 6.3m overall x 4.8m overall (20'8" x 15'9")

Utility Room - 2.79m x 1.88m (9'2" x 6'2")

Lounge - 4.62m x 3.73m (15'2" x 12'3")

Bedroom 1 - 3.96m x 3.53m (13'0" x 11'7")

Dressing Room - 4.14m x 3.53m (13'7" x 11'7")

Shower Room - 2.97m x 2.84m (9'9" x 9'4")

First Floor:

Landing

Bedroom 2 - 5.03m x 3.94m (16'6" x 12'11")

Dressing Area - 2.21m x 1.4m (7'3" x 4'7")

Bedroom 3 - 4.09m x 2.62m (13'5" x 8'7")

Shower Room - 3.94m overall x 2.34m (12'11" x 7'8")



Outside: There is a carriage-sweep driveway accessed via twin sets of feature metal gates, providing ample off road parking and leading to a double width garage. The rear garden is planned for ease of maintenance with decked patio, stocked borders, feature rockery and synthetic lawn.



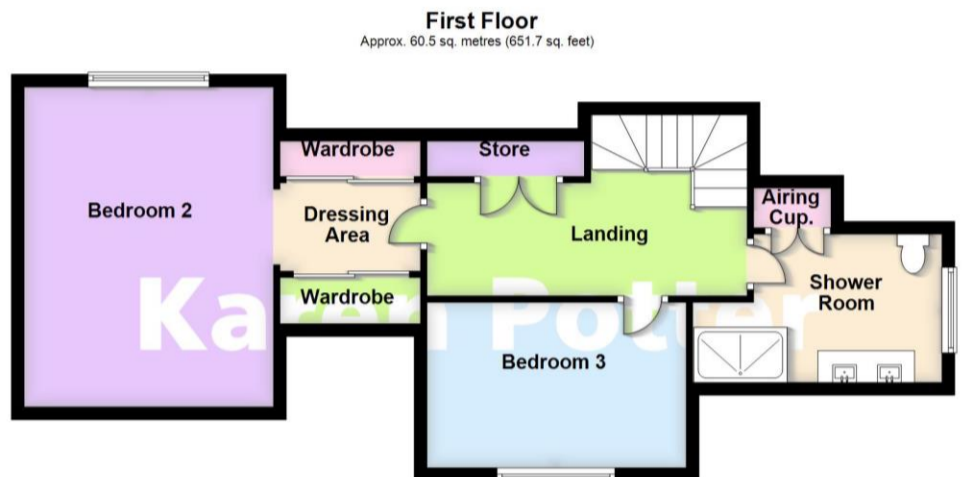
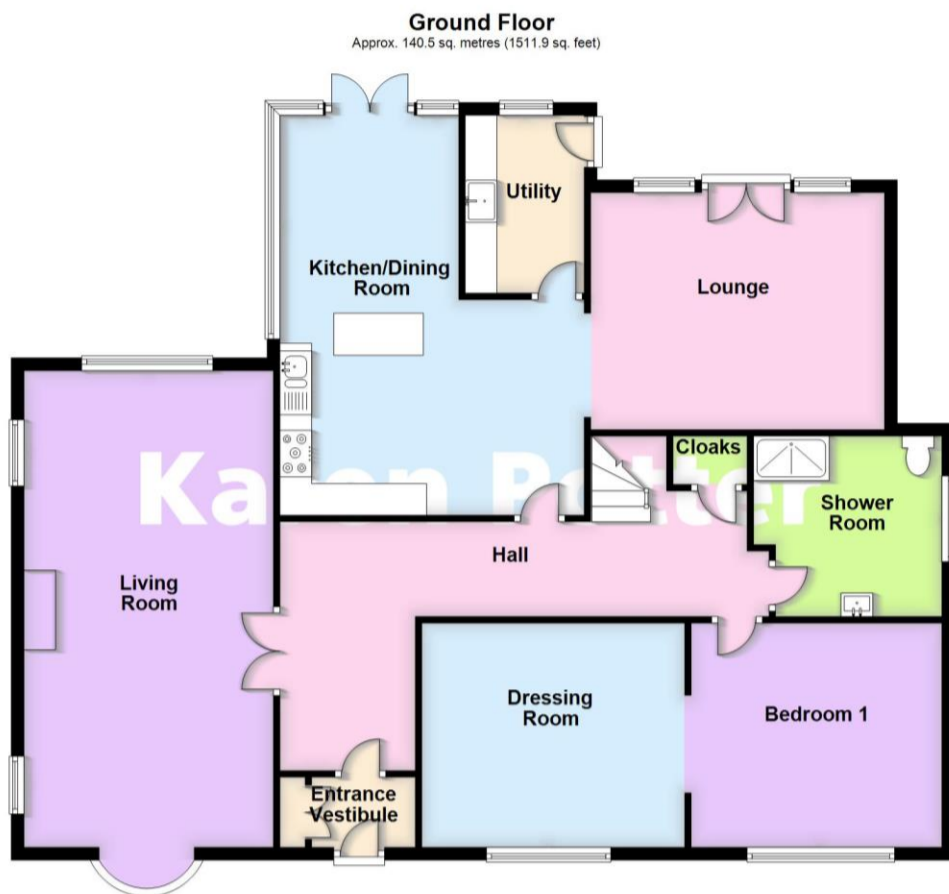
Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band G

Tenure: Enquiries made of the Land Registry website detail the property as 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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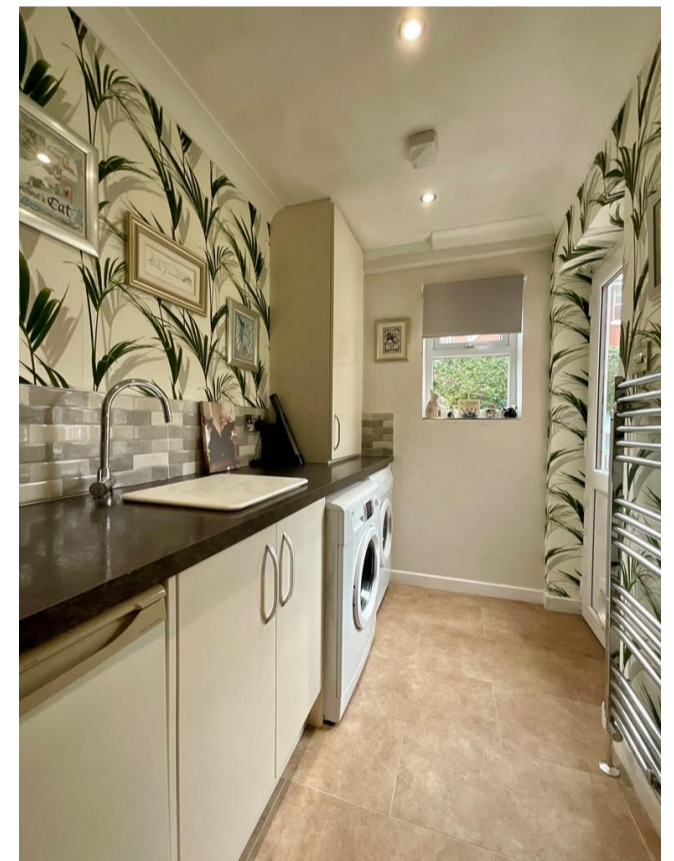




Total area: approx. 201.0 sq. metres (2163.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(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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