



-  Executive Detached House
-  Four Bedrooms / One En-Suite
-  Two Receptions Plus Study

-  Would Benefit From Modernisation
-  Double Garage, Gardens
-  No Chain

**Price: £485,000** Subject to Contract

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





Positioned on a select Birkdale cul de sac of only 12 similar executive properties, this double fronted, detached family home with double garage would benefit from a programme of modernisation.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Hall, Cloakroom/WC, through Living Room, Dining Room, Study, fitted Kitchen/Breakfast Room and Utility Room to the ground floor with four Bedrooms (One with En-Suite Shower Room) and Family Bathroom to the first floor.

Outside, an extensive block paved driveway provides off road parking for a number of vehicles and leads to the detached, brick built double garage with power and light connected. The rear garden is a particular feature having a sunny aspect and arranged with paved patio, shaped lawn, rockery and well stocked, established borders.

Groewood is a turning off Weld Road between the junctions of Lulworth Road and Westcliffe Road, well placed for accessing beach, the amenities of Birkdale village and Southport town centre.



## Ground Floor:

**Hall**

**Cloakroom/WC**

**Living Room** - 5.97m into bay x 3.71m (19'7" x 12'2")

**Dining Room** - 3.51m x 3.05m (11'6" x 10'0")

**Study** - 2.69m x 2.13m (8'10" x 7'0")

**Kitchen/Breakfast Room** - 3.58m x 2.59m (11'9" x 8'6")

**Utility Room** - 2.69m x 1.55m (8'10" x 5'1")

## First Floor:

**Landing**

**Bedroom 1** - 3.99m x 3.58m (13'1" x 11'9")

**En-Suite Shower Room** - 2.39m x 1.4m (7'10" x 4'7")

**Bedroom 2** - 3.71m x 3.05m (12'2" x 10'0")

**Bedroom 3** - 3.51m x 3.05m (11'6" x 10'0")

**Bedroom 4** - 2.79m x 2.39m (9'2" x 7'10")

**Family Bathroom** - 2.39m x 2.08m (7'10" x 6'10")



**Outside:** An extensive block paved driveway provides off road parking for a number of vehicles and leads to the detached, brick built **Double Garage** measuring 5.41m (17'9") x 5.17m (17') with power and light connected. The rear garden is a particular feature having a sunny aspect and arranged with paved patio, shaped lawn, rockery and well stocked, established borders.

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

**Tenure:** Leasehold on a residue term of 850 years from 1st January 1988 with a ground rent of £35

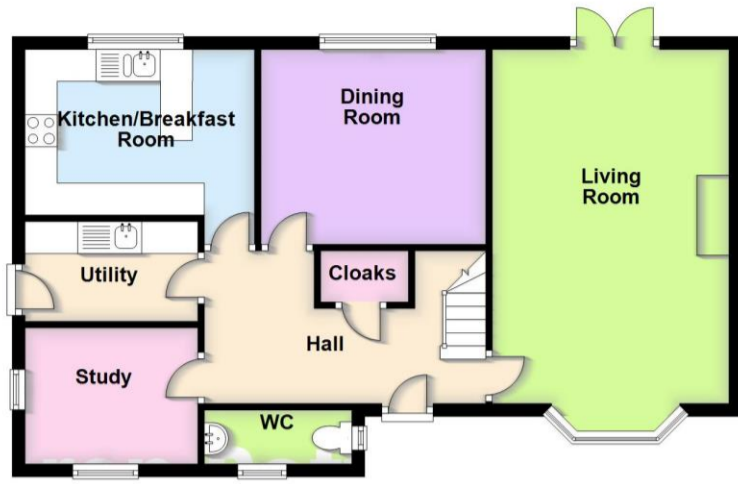
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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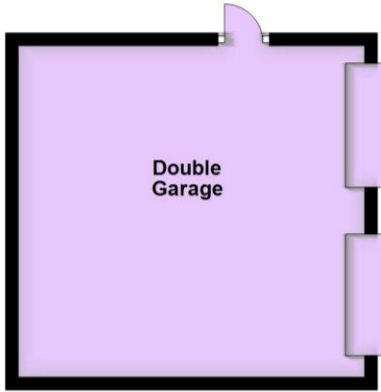
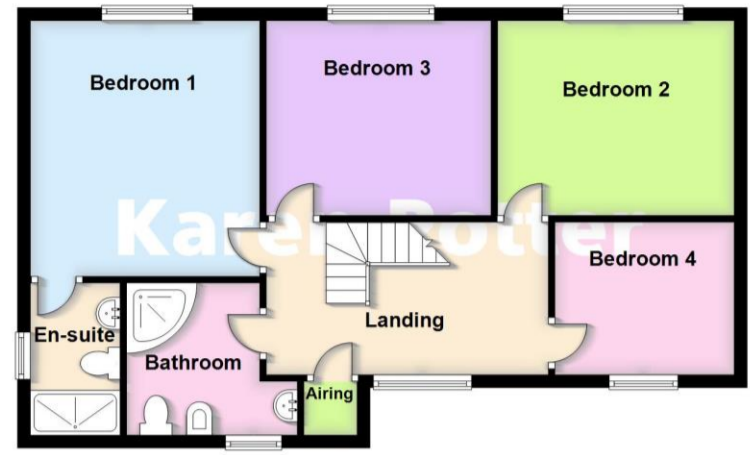
**Ground Floor**

Approx. 93.3 sq. metres (1004.7 sq. feet)



**First Floor**

Approx. 65.6 sq. metres (706.3 sq. feet)



Total area: approx. 159.0 sq. metres (1711.0 sq. feet)



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	71	82
<b>England, Scotland &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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