



-  Ground Floor Apartment
-  2-3 Bedrooms & 1-2 Bathrooms
-  Beautifully Presented Throughout

-  Private Rear Garden
-  Ample Parking to Front
-  Sought After Residential Location

Price: £265,000 Subject to Contract

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



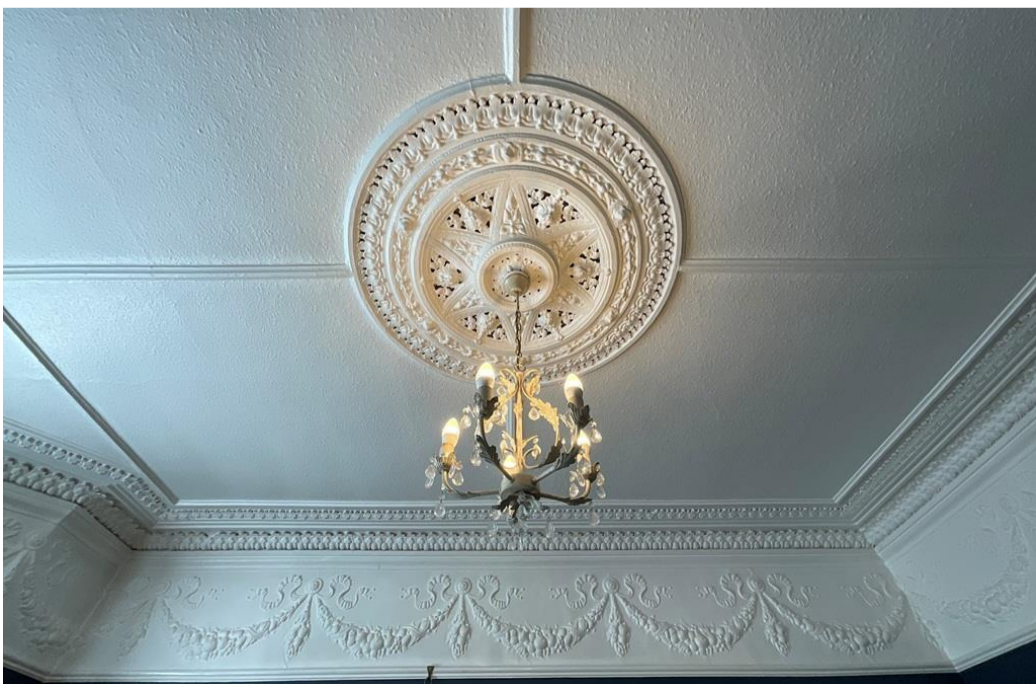


An early inspection is most highly recommended of this very well presented apartment, occupying the entire ground floor of this impressive Victorian detached house, well placed for accessing the amenities of Birkdale village.

Comprehensively modernised by the current owner, the double glazed and centrally heated accommodation briefly comprises: Private Entrance Vestibule, Hall, Living Room, Fitted Kitchen/Breakfast Room, Utility Room, Bedroom 1, Bedroom 2 and Bathroom. An additional potential Bedroom and En-Suite Shower Room, Laundry Room and Study have been created by the current owner, and formed as part of a large garage conversion, though are yet to be signed off by Building Control.

Outside, a block paved driveway provides off road parking to the front and there is a private garden to the rear with paved patio, shaped lawn and mature borders.

The property is positioned on Stanley Avenue between the junctions of Cavendish Road and Liverpool Road, well placed for accessing the shops and amenities of the village, along with the railway station on the Southport to Liverpool line.



GROUND FLOOR:

Private Entrance Vestibule

Hall

Living Room - 5.64m into bay x 4.04m (18'6" x 13'3")

Kitchen/Breakfast Room - 3.91m x 2.74m (12'10" x 9'0")

Utility Room - 2.74m x 1.91m (9'0" x 6'3")

Bedroom 1 - 4.83m overall x 3.96m (15'10" x 13'0")

Bathroom - 2.51m x 1.85m (8'3" x 6'1")

Bedroom 2 - 4.04m x 3.35m into bay (13'3" x 11'0")

Potential Bedroom 3 - 3.05m x 2.67m (10'0" x 8'9")

Potential En-Suite Shower Room - 2.74m x 2.31m (9'0" x 7'7")

Study - 4.11m x 3.05m (13'6" x 10'0")

Laundry Room - 2.74m x 1.91m (9'0" x 6'3")

Outside: A block paved driveway provides off road parking to the front and there is a private garden to the rear with paved patio, shaped lawn and mature borders.

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

Tenure: Leasehold for a residue term of 997 years from 29th September 1944 with a fixed annual ground rent of £35

Maintenance: The costs for any necessary works to the fabric of the building are split amongst the owners of the three apartments

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

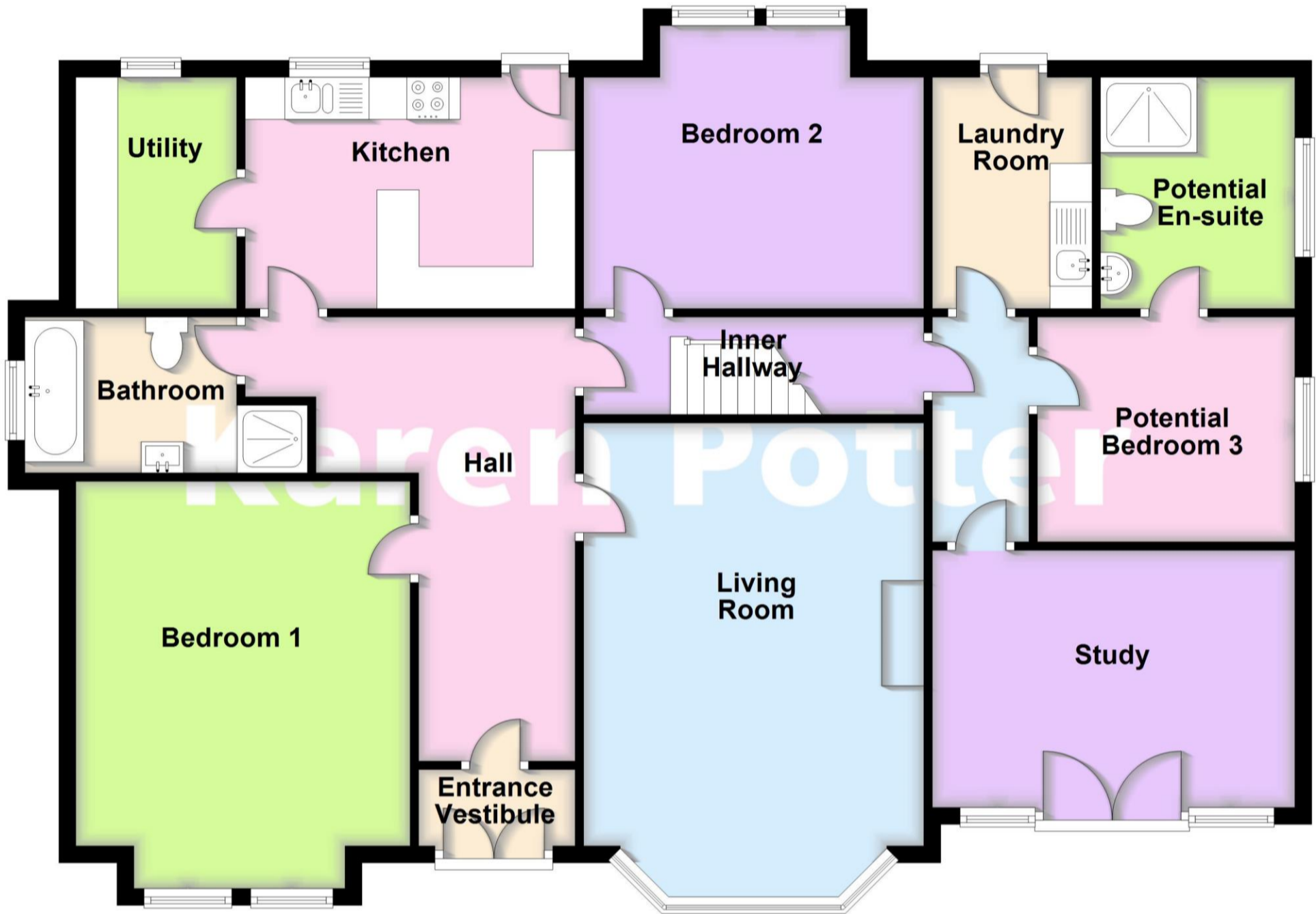
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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