



-  Outstanding Detached Family House
-  Five Bedrooms
-  Scottwood Fully Fitted Kitchen

-  Garage & Annexe with Sauna
-  Highly Sought After Location
-  Stunning Gardens by Award Winning Designer

Price: £775,000 Subject to Contract

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





A rare opportunity to purchase an outstanding detached family house located within a highly sought after residential area adjacent to Hesketh Park and within convenient access of both Southport Town Centre and the many amenities of the historic Churchtown Shopping Village.

The property is a much-loved family house of considerable character which has been carefully and thoughtfully updated to the current owners' exacting standards including a Scottswood fully fitted Kitchen; an outstanding bespoke Conservatory with Sandersons electric blinds; recently refurbished Bathrooms; stunning gardens created by a local award-winning landscape designer who is known for his skilful use of heritage materials and attention to detail; a Garden Annexe comprising Garden/Music Room and Sauna whilst also offering excellent potential for further development of the attached Garage which could ultimately provide a Dependant Relative's Suite. The accommodation is installed with gas central heating and upvc double glazing; the ground floor fitted with a Bose sound system and including a Reception Hall, Fitted Cloakroom/wc, two Reception Rooms, Snug, Dining Kitchen, Conservatory and Utility Room, 5 Bedrooms (the principal with Neville Johnson fitted wardrobes and En Suite Shower Room) and Bathroom with four piece suite.

This is an opportunity not to be missed.



GROUND FLOOR:

Porch

Reception Hall

Fitted Cloakroom/wc

Front Living Room - 4.55m x 4.22m (14'11" x 13'10") plus splay bay window to the front

Rear Dining Room - 4.85m x 4.22m (15'11" x 13'10") plus splay bay window to the rear

Snug - 3.61m x 3.35m (11'10" x 11'0")

Dining Kitchen - 6.91m x 2.39m (22'8" x 7'10")

Utility Room - 2.39m x 2.21m (7'10" x 7'3")

Bespoke Conservatory - 7.06m x 2.41m (23'2" x 7'11") overall and plus bay

FIRST FLOOR:

Landing

Front Bedroom 1 - 4.55m x 4.24m (14'11" x 13'11") plus splay bay window to the front

En Suite Shower Room - 2.67m x 1.73m (8'9" x 5'8")

Rear Bedroom 2 - 4.85m x 4.17m (15'11" x 13'8") overall and maximum

Front Bedroom 3 - 3.68m x 3.61m (12'1" x 11'10")

Rear Bedroom 4 - 3.71m x 3.58m (12'2" x 11'9")

Front Bedroom 5 - 3.63m x 2.39m (11'11" x 7'10")

Bathroom - 3.45m x 2.36m (11'4" x 7'9")

ANNEXE:

Hall

Garden Room

Sauna & Shower - 2.67m x 1.63m (8'9" x 5'4")

Car Port - 4.57m x 3.4m (15'0" x 11'2")

Garage - 4.39m x 3.68m (14'5" x 12'1")

OUTSIDE:

The stunning gardens to the front and rear are an outstanding feature of the property. Designed by a reputable award-winning landscape artist who is famed for his outstanding attention to detail. His creations incorporate reclaimed materials, creating an impressive bespoke design which has maximum, yet subtle, visual impact. The gardens are beautifully maintained and planned with individual areas ideal for relaxing and also for entertaining. There are water features; arches; pretty paved areas; abundantly stocked borders and a large lawn. The rear patio leads to the Annexe which comprises a Car Port to the front leading to the Garage which has an electric door and, together with the Garden/Music Room and Sauna, offers the excellent potential for conversion to an independant relative's suite.

Tenure:

Freehold

Council Tax Banding:

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

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.

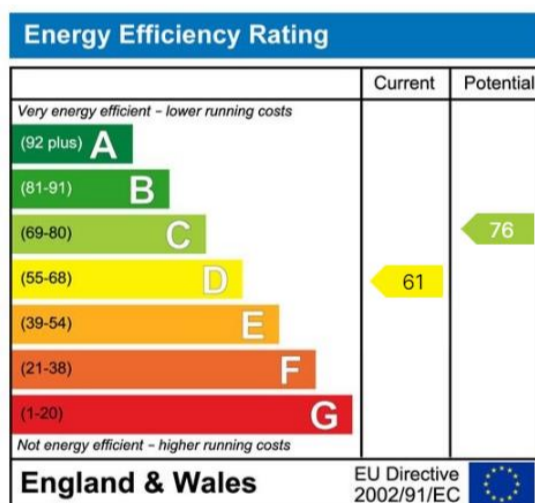
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Total area: approx. 230.4 sq. metres (2480.4 sq. feet)



Total area: approx. 52.6 sq. metres (566.1 sq. feet)



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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