



-  Executive Detached House
-  Five Bedrooms – Two En-suite
-  Three Reception Rooms

-  Low Maintenance Gardens
-  Double Garage & Parking
-  Inspection Recommended

**Price: £475,000** Subject to Contract

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





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this executive detached family home, the largest type constructed on this sought after Redrow Homes development.

The property offers well proportioned and attractively planned accommodation installed with gas central heating and upvc double glazing, briefly comprising Hallway, Fitted Cloakroom/wc, Through Living Room, Rear Dining Room, Snug, Fully Fitted Kitchen/Dining Room and Utility Room to the ground floor with five Bedrooms (two with en suite shower rooms) and main Bathroom to the first floor.

Outside, the house occupies one of the largest plots of established, low maintenance gardens which are a particular feature of the property, the front incorporating parking and a double garage.

Westerdale Drive is located off Greaves Hall Avenue which, in turn, is located off Guinea Hall Lane convenient for Banks Village, with further facilities found at Crossens and Churchtown Villages, and Southport Town Centre.



## Ground Floor:

### Hall

**Cloakroom/WC** - 1.75m x 1.07m (5'9" x 3'6")

**Living Room** - 5.99m x 4.32m (19'8" x 14'2")

**Dining Room** - 4.17m x 3m (13'8" x 9'10")

**Snug** - 3.25m x 3m (10'8" x 9'10")

**Kitchen/Dining Room** - 6.58m x 3.43m (21'7" x 11'3")

**Utility Room** - 3m x 1.7m (9'10" x 5'7")

## First Floor:

### Landing

**Bedroom 1** - 4.9m overall x 3.78m (16'1" x 12'5")

**Walk In Wardrobe** - 2.21m (7'3") x 2.12m (6'11")

**En-Suite Shower Room** - 2.59m x 2.11m (8'6" x 6'11")

**Bedroom 2** - 4.17m x 3.25m (13'8" x 10'8")

**En-Suite Shower Room** - 3.15m x 1.27m (10'4" x 4'2")

**Bedroom 3** - 3.81m x 2.54m (12'6" x 8'4")

**Bedroom 4** - 3m plus door recess x 2.44m (9'10" x 8'0")

**Bedroom 5** - 2.62m plus recess x 2.11m (8'7" x 6'11")

**Bathroom** - 2.54m x 2.51m (8'4" x 8'3")

**Outside:** The house occupies one of the largest plots of established, low maintenance gardens which are a particular feature of the property, the front incorporating parking and a double garage measuring 5.39m (17'8") x 5.33m (17'6").

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

**Tenure:** Freehold

**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. 209.9 sq. metres (2259.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &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.



5 Hill Street, Southport  
PR9 0NW

01704 500 008  
www.karenpotter.co.uk