



-  Extended Semi Detached House
-  Four Bedrooms – One En-Suite
-  Two Receptions & Kitchen/Breakfast Room

-  Garage & Parking
-  South Facing Rear Garden
-  Cul De Sac Position

Price: £320,000 Subject to Contract

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





Occupying a quiet cul de sac position in a highly sought after residential area of Birkdale, this particularly attractive semi-detached house must be viewed to be fully appreciated.

The gas centrally heated and double glazed property has beautifully presented accommodation comprising: Hall, Dining Room, Living Room and Kitchen/Breakfast Room to the ground floor with three Bedrooms (two with fitted wardrobes) and Bathroom to the first floor. A loft conversion provides a fourth Bedroom (also fitted) and En-Suite Shower Room.

The carefully tended gardens are a particular feature of the property, the front incorporating off road parking and giving access to the integral garage, the south facing rear garden planned with patio, shaped lawn and established borders.

Carnarvon Road is a cul-de-sac located off Cardigan Road which, in turn, runs off Sandon Road. There are local shops at Liverpool Road and Sandon Road together with a number of primary and secondary schools within the vicinity. The railway at Hillside on the Southport/Liverpool commuter line is readily available.



Ground Floor:

Hall

Living Room - 4.65m x 3.61m (15'3" x 11'10")

Dining Room - 3.84m into bay x 3.61m (12'7" x 11'10")

Kitchen/Breakfast Room - 4.83m x 2.62m (15'10" x 8'7")

First Floor:

Landing

Bedroom 1 - 3.89m into bay x 3.61m (12'9" x 11'10")

Bedroom 2 - 3.61m x 3.48m (11'10" x 11'5")

Bedroom 3 - 2.31m x 2.18m (7'7" x 7'2")

Bathroom - 2.08m x 1.83m (6'10" x 6'0")

Second Floor:

Bedroom 4 - 3.66m x 3.45m into wardrobes (12'0" x 11'4")

En-Suite - 1.7m x 1.32m (5'7" x 4'4")

Outside: The carefully tended gardens are a particular feature of the property, the front incorporating off road parking and giving access to the integral garage -5.17m (16'11") x 2.90m (9'6") with up and over door to front, power and light connected, the south facing rear garden planned with patio, shaped lawn and established borders.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in band C

Tenure: Leasehold for a residue term of 999 years from 25.3.1911 with a ground rent of £3

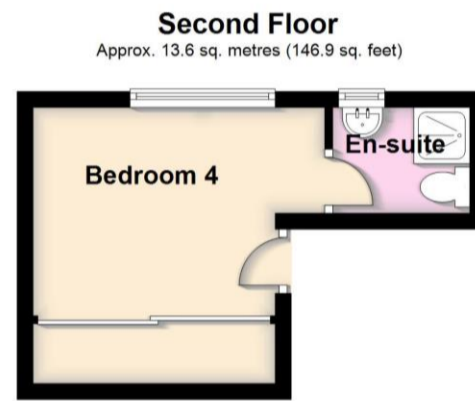
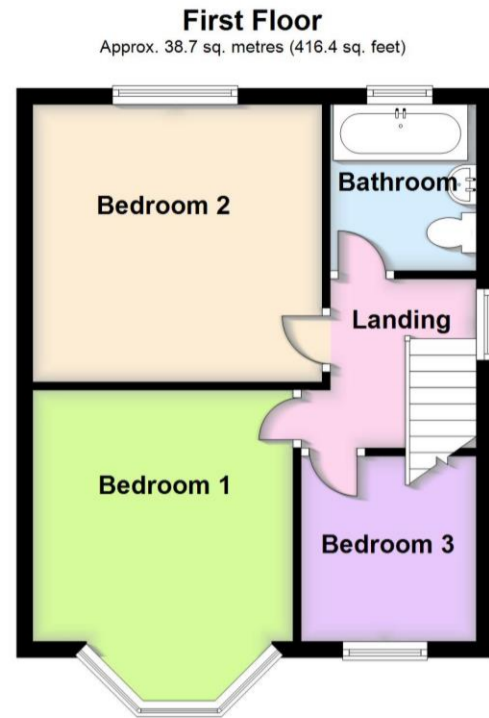
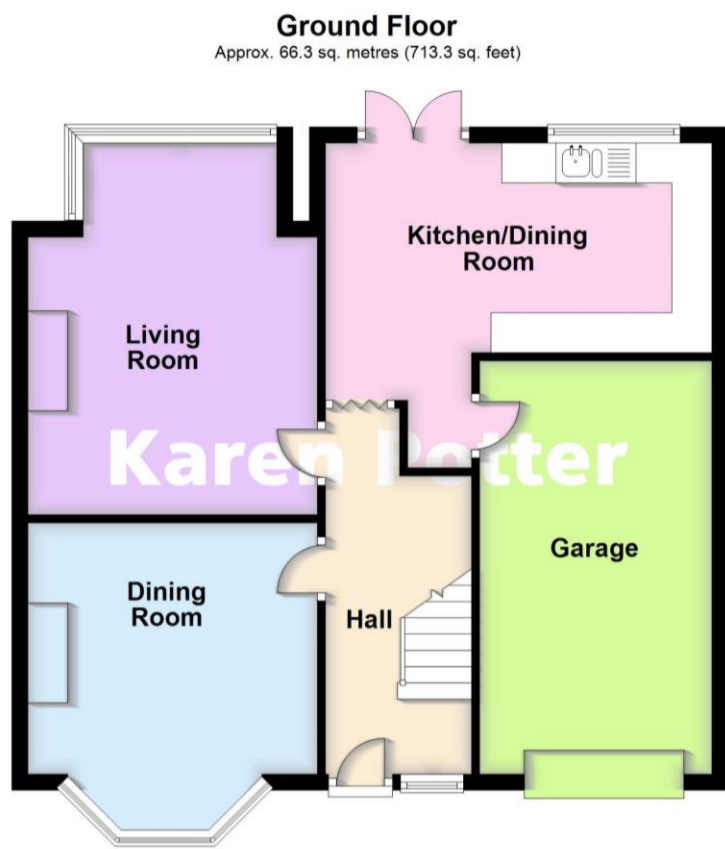
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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. 118.6 sq. metres (1276.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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