



-  Detached House
-  Three Bedrooms
-  Two Receptions & Conservatory

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

Price: £450,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well presented, detached house, occupying a quiet cul-de-sac setting, within easy access of the many amenities of Birkdale Village.

The accommodation is installed with double glazing and central heating, briefly comprising Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Conservatory, Dining Room and Fitted Kitchen/Breakfast Room to the ground floor with three Bedrooms and Shower Room to the first.

Outside, there are established gardens to the front and rear, the front incorporating a paved driveway leading to a garage. The south facing rear garden is of an easily manageable size with well stocked mature borders and paved patio.

Sulby Close is located off Crosby Road, within easy reach of the shops, restaurants, bars and railway station within Birkdale village.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom/WC

Living Room - 5.61m x 3.96m (18'5" x 13'0")

Conservatory - 3.68m x 3.56m (12'1" x 11'8")

Dining Room - 3.96m x 3.56m (13'0" x 11'8")

Kitchen/Breakfast Room - 4.27m x 2.87m (14'0" x 9'5")

First Floor:

Landing

Bedroom 1 - 4.39m x 4.22m (14'5" x 13'10")

Bedroom 2 - 3.66m x 3m (12'0" x 9'10")

Bedroom 3 - 3.12m x 3m (10'3" x 9'10")

Shower Room - 2.34m x 2.29m (7'8" x 7'6")

Outside: There are established gardens to the front and rear, the front incorporating a paved driveway leading to a garage measuring 5.38m (17'8") x 2.69m (8'10"). The south facing rear garden is of an easily manageable size with well stocked mature borders and paved patio.

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

Tenure: Freehold

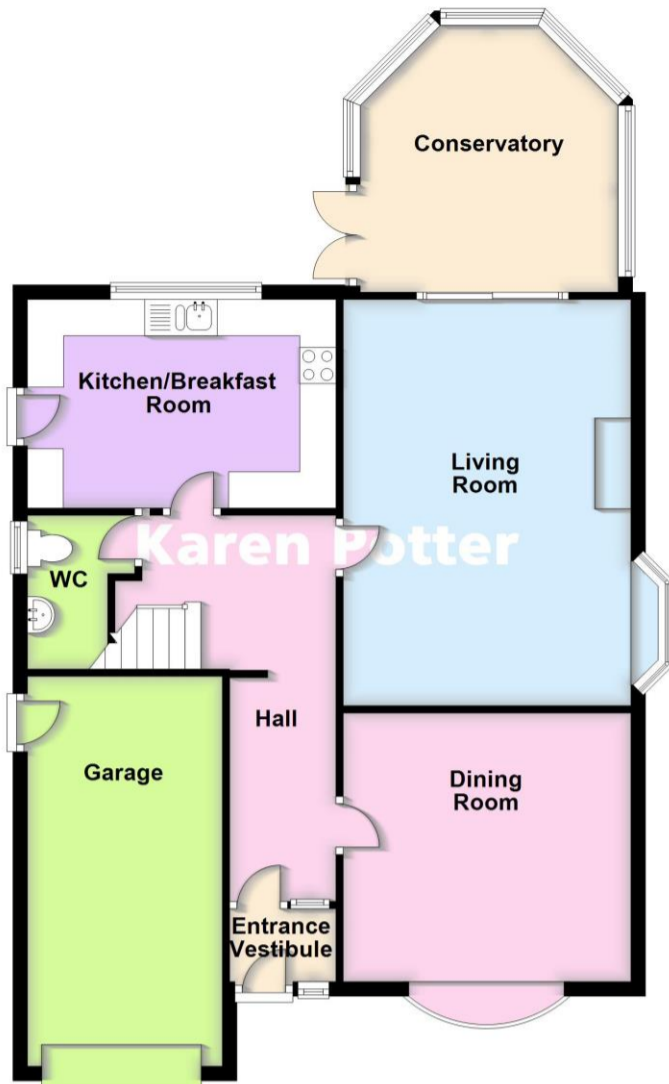
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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

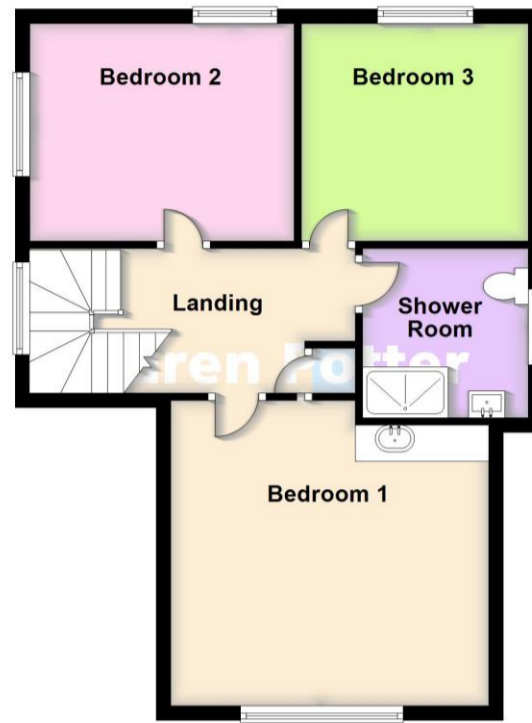
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor
Approx. 94.2 sq. metres (1014.1 sq. feet)



First Floor
Approx. 54.2 sq. metres (582.9 sq. feet)



Total area: approx. 148.4 sq. metres (1597.0 sq. feet)



**AWAITING
EPC**

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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