






-  Substantial Detached Family Residence
-  Accommodation Across Four Floors
-  Six Bedrooms – Four Bathrooms

-  Three Reception Rooms
-  Suite Of Cellar Rooms
-  Sought After Birkdale Position

**Price: £695,000** Subject to Contract

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







A rare opportunity has arisen to purchase this substantial, double fronted, Victorian detached family house, standing in a generous plot, located within a highly sought after residential area of Birkdale.

In the opinion of the Agents, the property offers charming accommodation of considerable character which can only be appreciated fully upon an internal inspection. Arranged over four floors, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, fitted Cloakroom/WC, Living Room, Dining Area, Lounge and Kitchen open plan to Family Room to the ground floor. There are four Bedrooms (Bedroom One with En-Suite Shower Room and Walk In Wardrobe) and a family Bathroom to the first floor. The second floor has a further Bathroom and two more double Bedrooms. A suite of cellar rooms, accessible from both inside and outside of the house, providing a Study, Bathroom and excellent storage.

The property stands in mature gardens, the front incorporating a gravel laid driveway providing ample parking. The rear garden is a particularly good size, arranged with raised & stepped timber decked terraces, extensive shaped lawn and well stocked mature borders.





**Ground Floor:**

**Entrance Vestibule**

**Hall**

**Cloakroom/WC**

**Living Room** - 5.03m x 3.81m (16'6" x 12'6")

**Dining Area** - 4.22m x 3.38m (13'10" x 11'1")

**Lounge** - 5.03m x 3.78m (16'6" x 12'5")

**Family Room** - 4.52m x 3.02m (14'10" x 9'11")

**Kitchen** - 4.52m x 2.29m (14'10" x 7'6")

**Basement Level:**

**Study** 8.90m (29'3") x 3.48m (11'5") max

**Store** 2.32m (7'7") x 1.81m (5'11")

**Store** 2.32m (7'7") x 1.21m (4')

**Cellar** 1.26m (4'2") x 1.24m (4'1")

**Bathroom** 2.98m (9'9") x 1.77m (5'10")

**First Floor - Landing**

**Bedroom 1** - 5.03m x 3.81m (16'6" x 12'6")

**En-Suite** - 1.88m x 1.52m (6'2" x 5'0")

**Walk In Wardrobe** - 1.68m x 1.52m (5'6" x 5'0")

**Bedroom 2** - 5.03m x 3.78m (16'6" x 12'5")

**Bedroom 3** - 4.22m x 3.38m (13'10" x 11'1")

**Bedroom 4** - 4.55m x 2.29m (14'11" x 7'6")

**Bathroom** - 4.55m x 3.02m (14'11" x 9'11")

**Second Floor - Landing**

**Bedroom 5** - 5.41m x 5.08m (17'9" x 16'8")

**Bedroom 6** - 5.44m x 3.81m (17'10" x 12'6")

**Bathroom** - 2.84m x 2.26m (9'4" x 7'5")

**Outside:** The property stands in mature gardens, the front incorporating a gravel laid driveway providing ample parking. The rear garden is a particularly good size, arranged with raised & stepped timber decked terraces, extensive shaped lawn and well stocked mature borders.

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

**Tenure:** Freehold

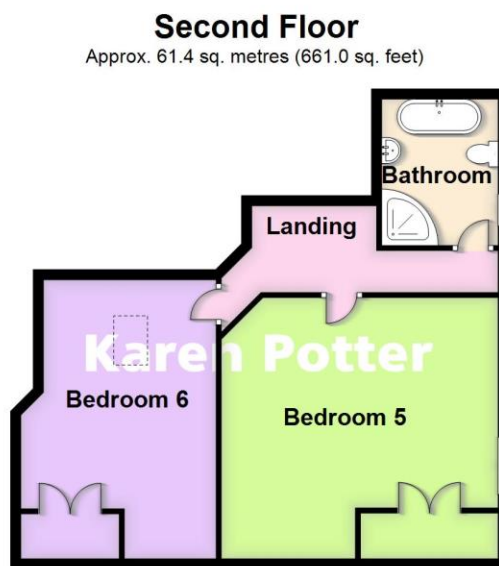
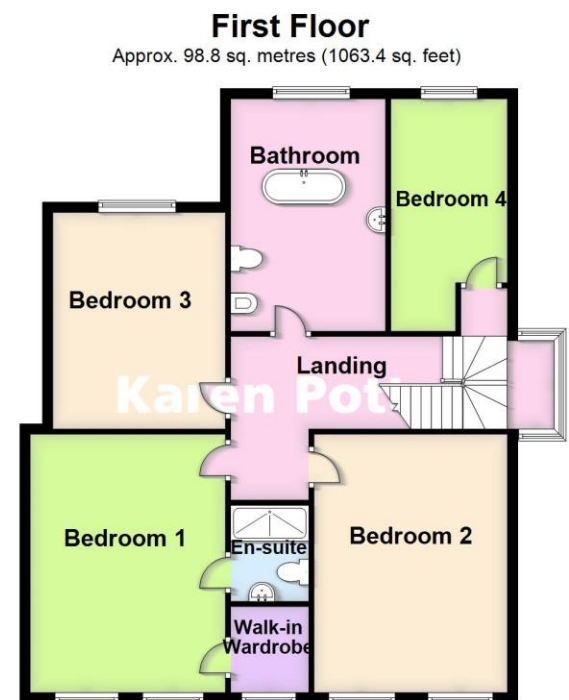
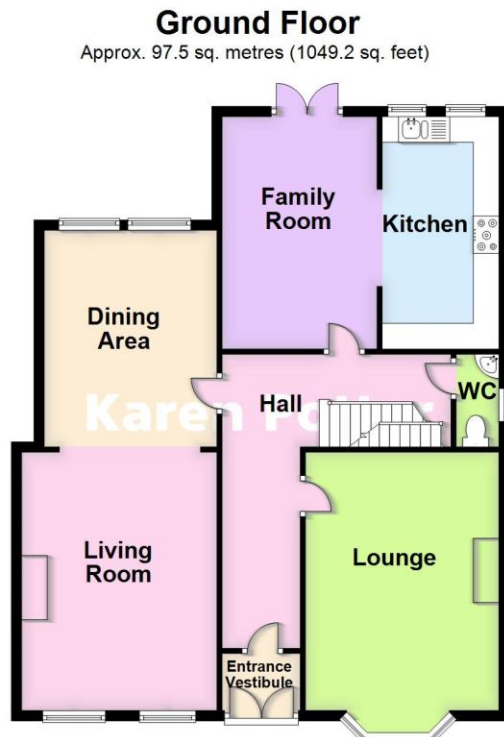
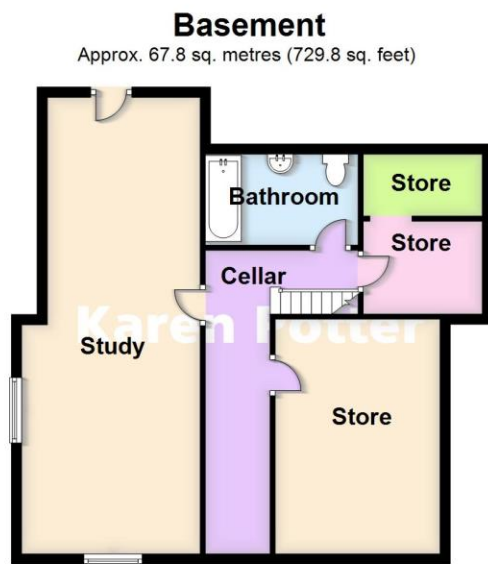
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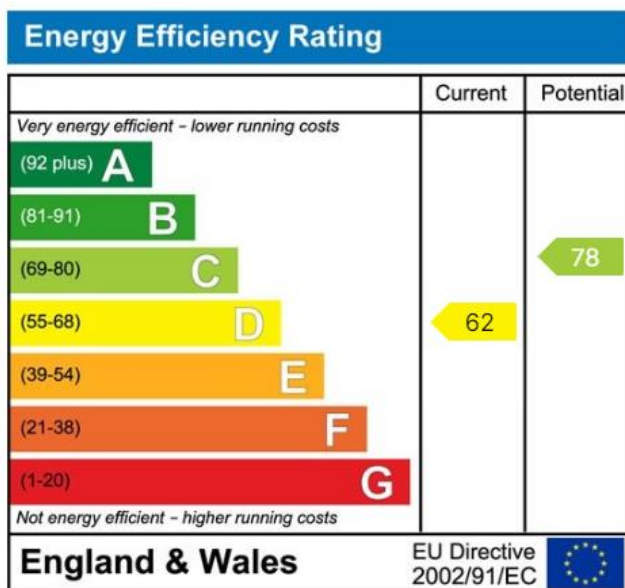
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 325.5 sq. metres (3503.3 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.



5 Hill Street, Southport  
PR9 0NW

01704 500 008  
www.karenpotter.co.uk