



-  Semi Detachd Family Home
-  Three Bedrooms
-  Modern Fitted Kitchen/Dining Room

-  Two Reception Rooms
-  Parking & Gardens
-  Sought After Birkdale Position

Price: £380,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this impressive semi-detached family house, located in a much sought after residential area of Hillside.

Extended and modernised to exacting standards, the property is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, Hall, Fitted Cloakroom/WC, Utility, Front Lounge and separate Rear Living Room opening out to the impressive Family Dining Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

There are established gardens to the front and rear of the property, the front garden incorporating an extensive paved driveway providing off road parking for a number of cars. The rear garden has paved patio leading to shaped lawn.

Kirklees Road is located off Dunbar Road and forms part of a popular residential area convenient for local shops, public transport facilities with a number of primary and secondary schools readily accessible. The railway station on the Southport/Liverpool commuter line is within close proximity.



Ground Floor:

Entrance Vestibule

Hall

Lounge - 4.67m into bay x 3.45m (15'4" x 11'4")

Living Room - 3.76m x 3.45m (12'4" x 11'4")

Kitchen/Dining Room - 5.59m x 3.99m (18'4" x 13'1")

Utility Room - 1.6m x 1.5m (5'3" x 4'11")

WC

First Floor:

Landing

Bedroom 1 - 4.7m into bay x 3.45m (15'5" x 11'4")

Bedroom 2 - 3.76m x 3.45m (12'4" x 11'4")

Bedroom 3 - 2.64m x 2.51m (8'8" x 8'3")

Bathroom - 2.74m overall x 2.51m (9'0" x 8'3")

Outside: There are established gardens to the front and rear of the property, the front garden incorporating an extensive paved driveway providing off road parking for a number of cars. The rear garden has paved patio leading to shaped lawn.

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

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>

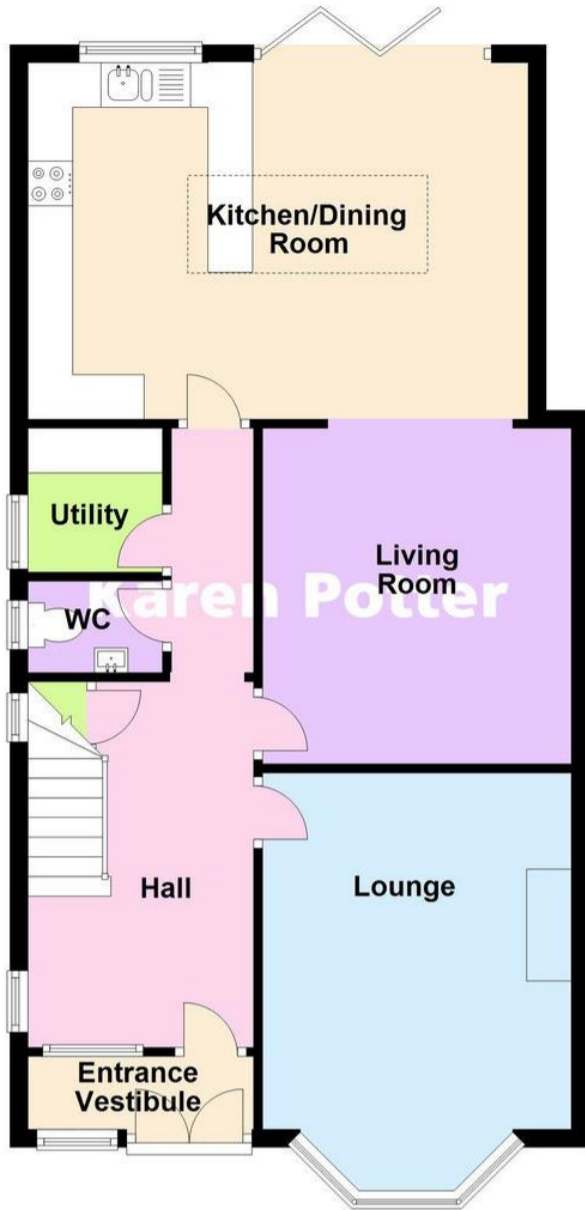
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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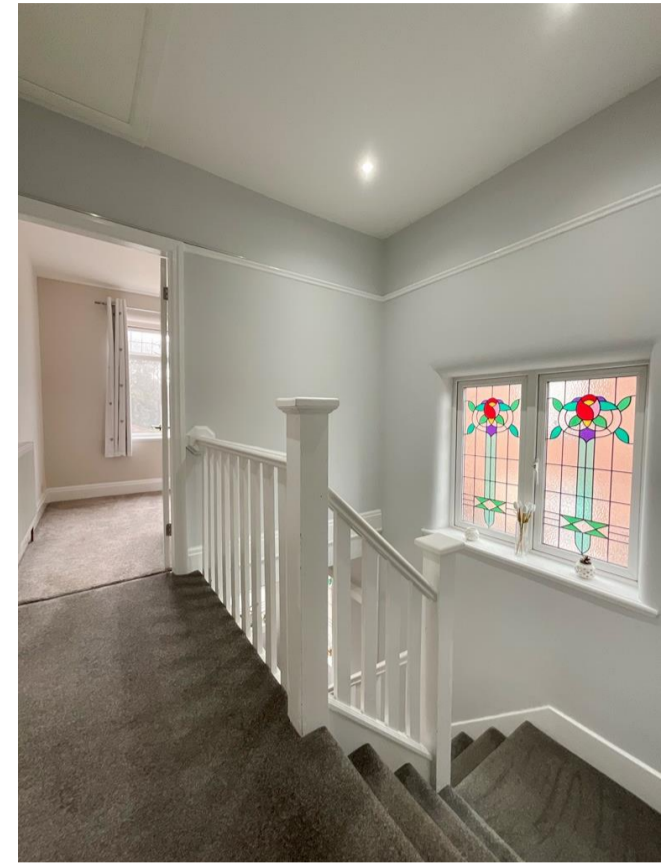
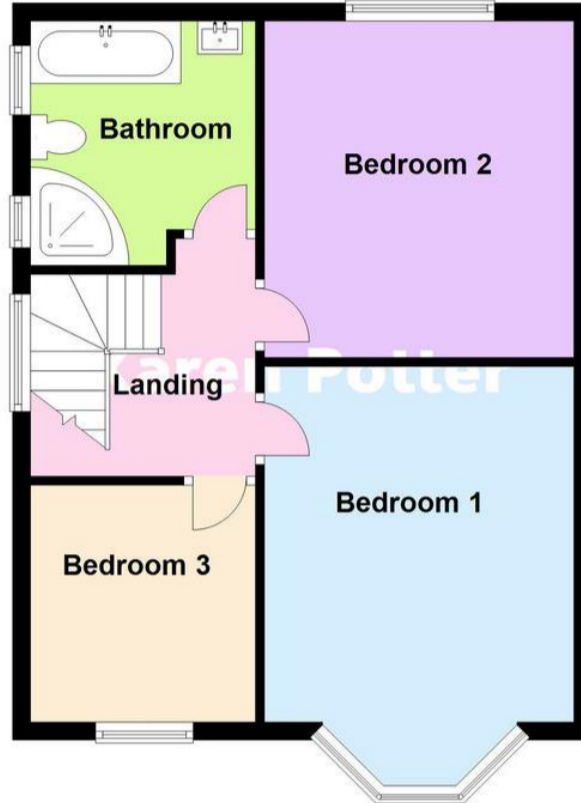
Ground Floor

Approx. 70.9 sq. metres (762.8 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



Total area: approx. 118.8 sq. metres (1278.6 sq. feet)

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