



-  Detached Family Home
-  Immaculate In Presentation
-  Four Bedrooms – One En-Suite
-  Magnificent Kitchen/Dining Room
-  Double Garage
-  Private Rear Garden

Price: £395,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented, detached family house which occupies a charming location within a cul-de-sac forming part of a popular residential area.

The current owners have comprehensively modernised the property in recent times to include, new kitchen, utility, bathroom and en-suite, fitted wardrobes, redecorating, new flooring, recently installed uPVC windows and bi-folding doors.

Arranged across two floors, the well planned accommodation is installed with gas central heating and briefly comprises: Hall, Fitted Cloakroom, WC, Front Living Room, Fully Fitted Dining Kitchen (with quartz worktops, oven, hob, dishwasher, fridge/freezer etc) and Utility Room to the ground floor with four Bedrooms (the principal with En-Suite Shower Room) and main Bathroom to the first floor.

Outside, there are established gardens to the front and rear of the property, the rear arranged with paved patio, shaped lawn and has the benefit of not being overlooked, the front incorporating a driveway leading to a double width Garage with remote controlled door.

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 - 1.83m overall x 1.55m overall (6'0" x 5'1")

Living Room - 5.18m x 3.61m (17'0" x 11'10")

Kitchen/Dining Room - 7.42m x 3.66m (24'4" x 12'0")

Utility Room - 1.7m x 1.32m (5'7" x 4'4")

First Floor Landing

Bedroom 1 - 3.78m x 3.61m into wardrobes (12'5" x 11'10")

En-suite - 2.46m x 1.27m (8'1" x 4'2")

Bedroom 2 - 3.99m x 3.71m into wardrobes (13'1" x 12'2")

Bedroom 3 - 3.33m x 2.72m overall (10'11" x 8'11")

Bedroom 4 - 2.67m x 2.36m (8'9" x 7'9")

Bathroom - 3.33m x 1.83m overall (10'11" x 6'0")

Outside: There are established gardens to the front and rear of the property, the rear arranged with paved patio, shaped lawn and has the benefit of not being overlooked, the front incorporating a driveway leading to a double width Garage measuring 17' x 16' 9" (5.18m x 5.11m) with remote controlled door.

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>

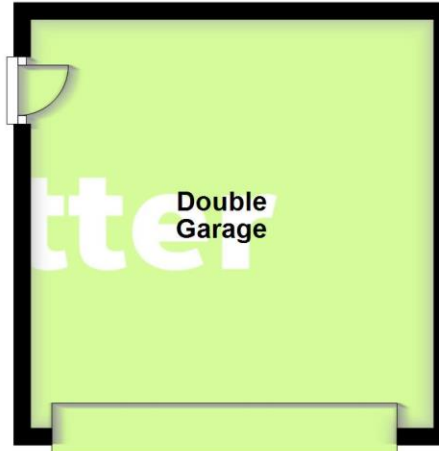
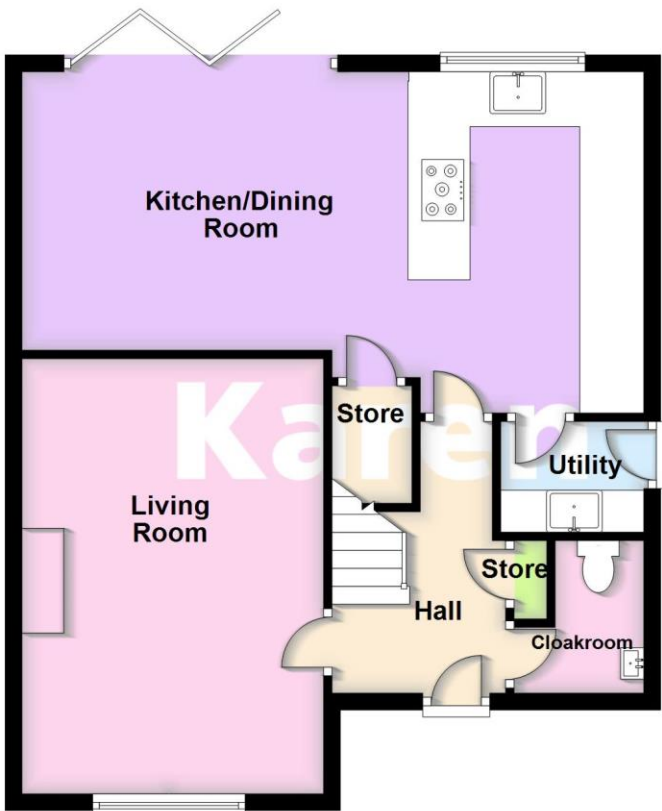
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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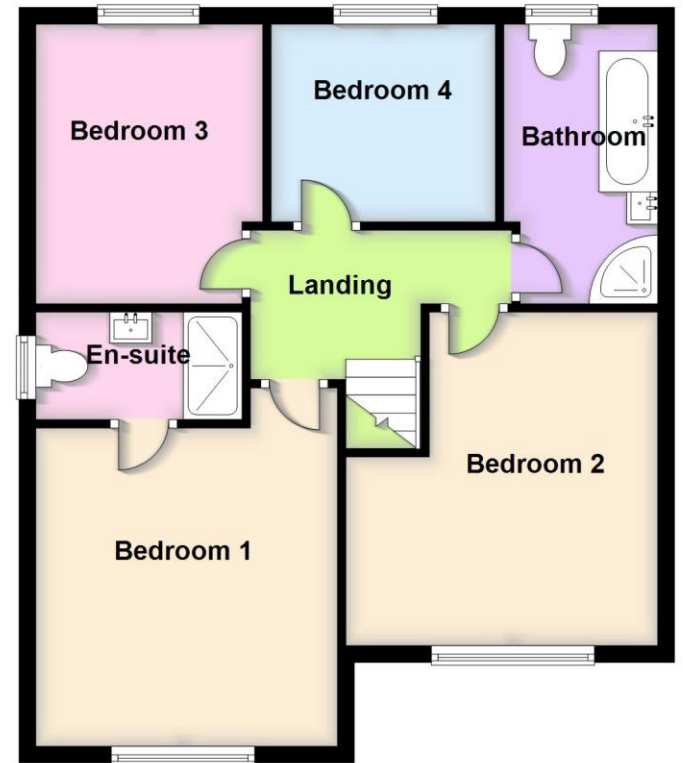
Ground Floor

Approx. 82.7 sq. metres (890.7 sq. feet)



First Floor

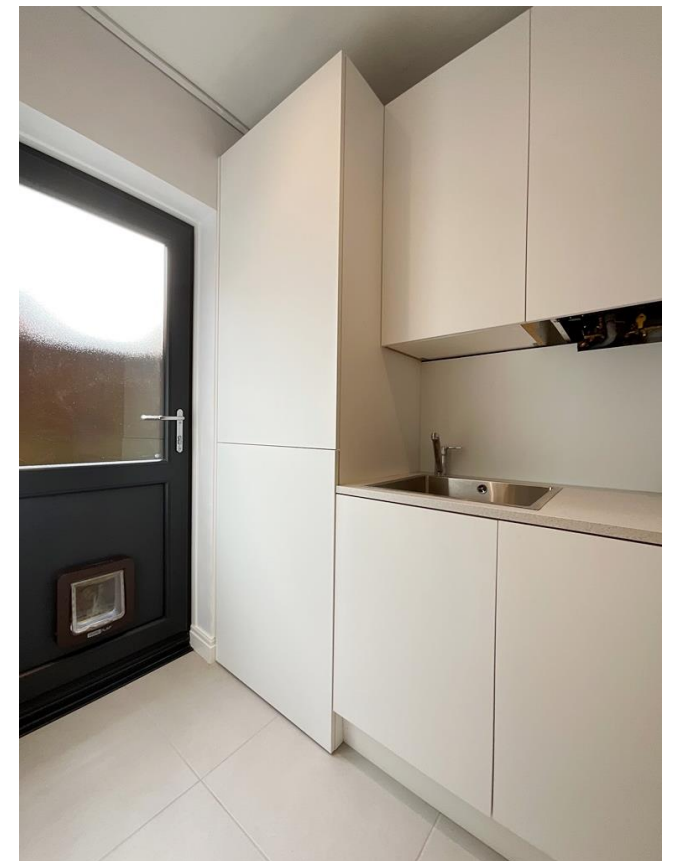
Approx. 59.3 sq. metres (638.2 sq. feet)



Total area: approx. 142.0 sq. metres (1528.9 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	65	
(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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