



-  Unique Detached House
-  Four Bedrooms
-  Three Bathrooms

-  Landscaped Gardens
-  Sought After Birkdale Position
-  No Chain

Price: Offers Over £595,000 Subject to Contract

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





An early inspection is highly recommended of this deceptively spacious, detached house, located in a much sought after residential area of Birkdale and offered for sale with no ongoing chain.

Installed with gas central heating and upvc double glazing, the generously proportioned accommodation briefly comprises: Entrance Vestibule, Reception Hall, Front Living Room, modern fitted Dining Kitchen, Bedroom with fitted wardrobes and En-suite Shower Room, second double Bedroom and Bathroom on the ground floor. A Lounge offering views over S&B, a further double Bedroom, a single Bedroom, Study and Bathroom make up the first floor.

Outside, the property stands in manicured, lawned gardens with well stocked established borders, the rear garden being a particular feature with terrace offering panoramic views of the cricket pitch. a block paved driveway provides off road parking to the front, and the former garage (no longer has vehicular access) provides excellent storage.

The property occupies a prime location to the shore side of Birkdale, convenient for both Hillside railway station on the Southport/Liverpool commuter line and public transport facilities. The house is also conveniently placed for access to Birkdale Village together with local primary & secondary schools and the golf clubs of Royal Birkdale & Hillside within walking distance.



Ground Floor:

Entrance Vestibule

Reception Hall - 4.24m x 3.73m (13'11" x 12'3")

Living Room - 4.93m into bay x 4.06m (16'2" x 13'4")

Kitchen/Dining Room - 9.04m x 3.66m overall (29'8" x 12'0")

Bedroom 1 - 4.22m x 4.09m (13'10" x 13'5")

En-suite Shower Room - 2.24m x 0.91m (7'4" x 3'0")

Bedroom 2 - 3.94m x 2.9m (12'11" x 9'6")

Bathroom - 2.64m x 2.64m overall (8'8" x 8'8")

First Floor:

Landing

Lounge - 4.32m x 3.48m plus recess (14'2" x 11'5")

Bedroom 3 - 4.24m x 3.18m (13'11" x 10'5")

Bedroom 4 - 3.86m x 2.51m (12'8" x 8'3")

Study - 2.31m x 2.29m (7'7" x 7'6")

Bathroom - 2.36m x 1.63m (7'9" x 5'4")

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

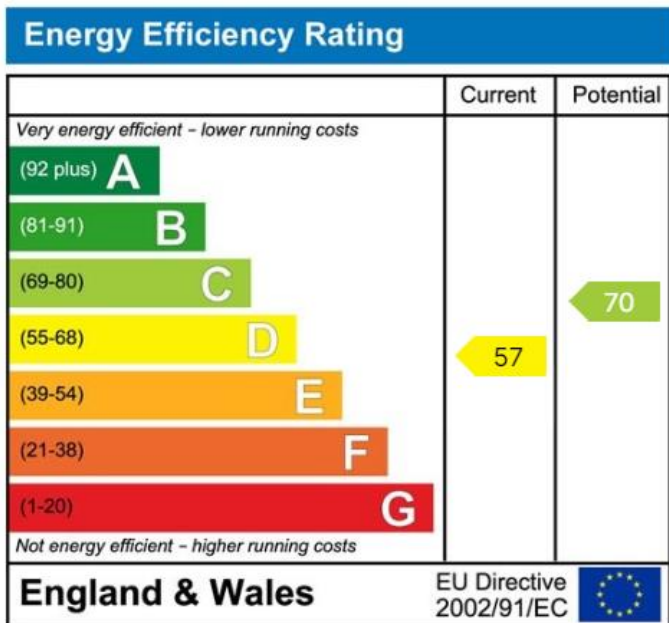
Tenure: Freehold

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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