





-  Double Fronted Semi-Detached House
-  Five Bedrooms
-  Three Reception Rooms

-  Established Gardens
-  Space for a Garage
-  Close to Birkdale Village

Price: £475,000 Subject to Contract

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





An imposing double fronted semi-detached family house standing in established gardens and comprising Enclosed Vestibule, Hall, Front Living Room, Front Sitting Room, Rear Dining Room, Breakfast Kitchen and Shower Room/wc to the ground floor with five Bedrooms and Bathroom to the first. In addition there is a large Basement area, Garden Room and off road parking with space for a Garage (subject to the necessary requisite consents).

Gloucester Road is located within a Conservation Area to the shore side of Birkdale, close to Birkdale Shopping Village; the railway station on the Southport/Liverpool and Southport town centre.



Enclosed Vestibule

Hall

Shower Room/wc

Front Living Room - 4.88m x 4.09m (16'0" x 13'5") plus splay bay window to the front.

Front Sitting Room - 6.1m x 3.53m (20'0" x 11'7") overall and maximum.

Rear Dining Room - 3.15m x 3.78m (10'4" x 12'5") overall measurements, plus recess.

Breakfast Kitchen - 5.18m x 2.69m (17'0" x 8'10")

First Floor:

Landing

Front Bedroom 1 - 4.93m x 4.09m (16'2" x 13'5")

Rear Bedroom 2 - 3.78m x 3.94m (12'5" x 12'11") plus recess.

Front Bedroom 3 - 4.57m x 2.69m (15'0" x 8'10") plus door recess.

Rear Bedroom 4 - 2.74m x 2.34m (9'0" x 7'8") plus door recess.

Front Bedroom 5 - 2.64m x 2.39m (8'8" x 7'10")

Bathroom - 2.69m x 1.68m (8'10" x 5'6")

Basement

Large basement area with external access from the side of the main building.

Outside:

There are established gardens to the front and rear of the property, the front providing ample off road parking with a driveway to the side leading to space for the erection of a garage, subject to the necessary requisite consents. The rear garden is planned with patio and lawned area.

Garden Room

with staircase leading to the first floor landing.

Tenure:

Leasehold for the residue of a term of 999 years subject to a peppercorn ground rent.

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:

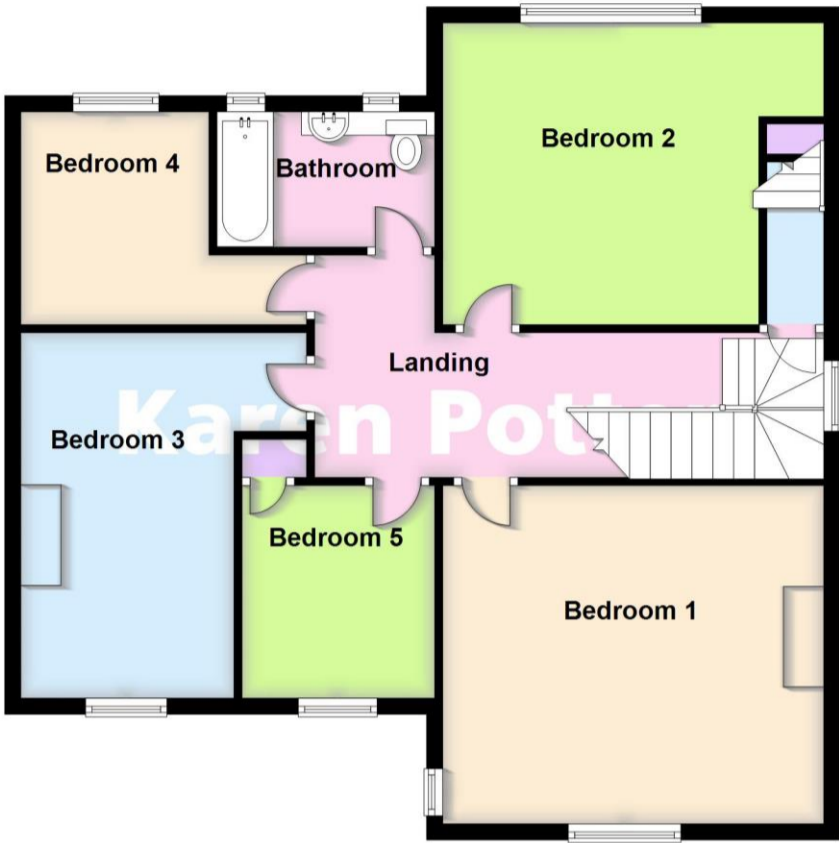
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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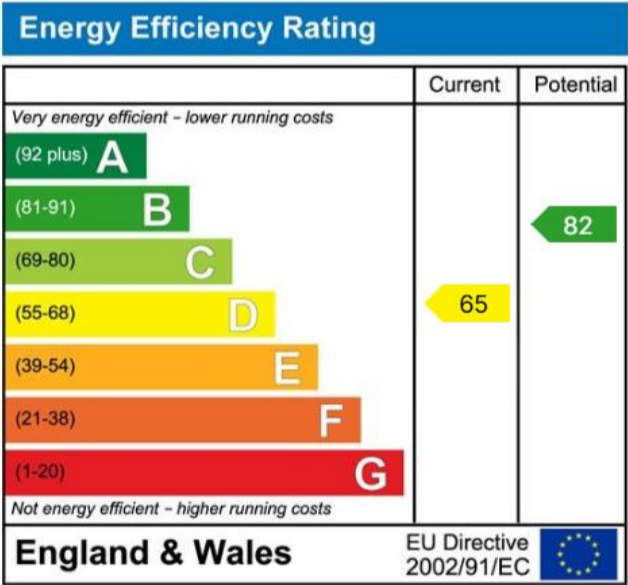
Ground Floor
Approx. 102.7 sq. metres (1105.7 sq. feet)



First Floor
Approx. 86.3 sq. metres (928.4 sq. feet)



Total area: approx. 189.0 sq. metres (2034.1 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.



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