



-  Immaculate Detached House
-  Three Double Bedrooms
-  Bedroom 1 With Dressing Room & En-Suite

-  Dining Kitchen – Bi Folding doors
-  Two Garages & Good Size Gardens
-  Inspection Highly Recommended

Price: £695,000 Subject to Contract

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





No Chain - Early inspection is highly recommended of this double fronted detached family house, standing in generously proportioned gardens and located in a much sought after residential area to the shore side of Birkdale.

The immaculately presented accommodation is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Lounge and modern fitted Kitchen/Dining Room with bi-folding doors to rear garden and integrated appliances including induction hob, oven & microwave/combination oven, plate warmer, instant boiling water tap, wine cooler, fridge, freezer, dishwasher, washing machine & tumble dryer to the ground floor. The principal Bedroom has a walk through Dressing Room and En-Suite Shower Room, with two further double Bedrooms and Bathroom completing the first floor.

Outside, there are established gardens to the front and rear of the property, the front incorporating ample parking space and leading to both Garages, the large rear garden planned with paved patio areas, extensive shaped lawns and mature borders.

Breeze Road is located off Trafalgar Road. There are a number of primary and secondary schools within a convenient distance and Hillside railway station on the Southport/Liverpool commuter line is readily accessible. Southport & Birkdale Sports & Social Club, Royal Birkdale Golf Club and Hillside Golf Club are all within the vicinity.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom/WC

Living Room - 4.85m x 4.22m (15'11" x 13'10")

Lounge - 4.65m x 4.37m (15'3" x 14'4")

Kitchen/Dining Room - 7.98m x 3.63m (26'2" x 11'11")

First Floor:

Landing

Bedroom 1 - 4.47m x 3.45m (14'8" x 11'4")

Dressing Room - 2.64m x 1.88m (8'8" x 6'2")

Bedroom 2 - 4.85m x 4.22m (15'11" x 13'10")

Bedroom 3 - 3.45m x 2.77m (11'4" x 9'1")

Bathroom - 2.77m x 2.11m (9'1" x 6'11")

Outside: There are established gardens to the front and rear of the property, the front incorporating ample parking space and leading to both Garages, the large rear garden planned with paved patio areas, extensive shaped lawns and mature borders.

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

Tenure: Freehold

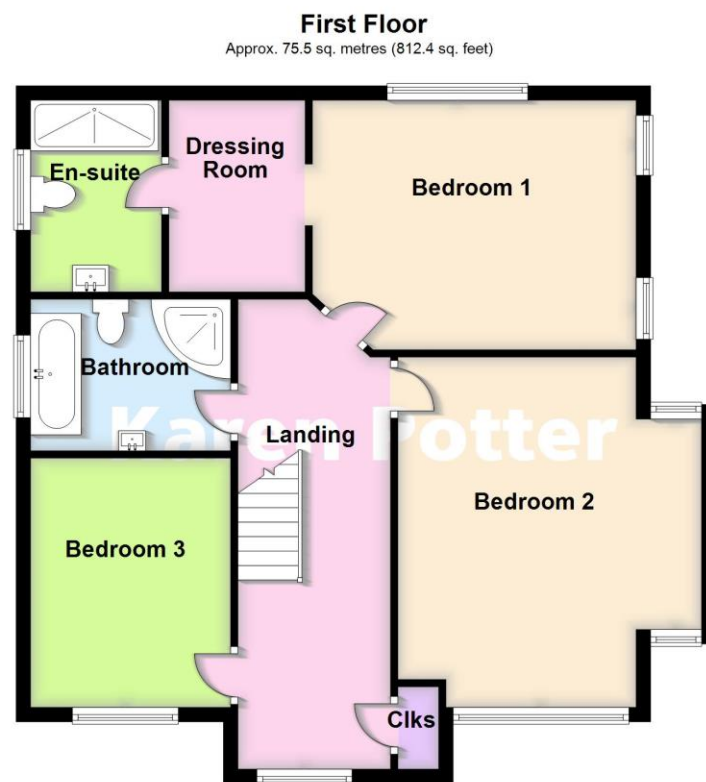
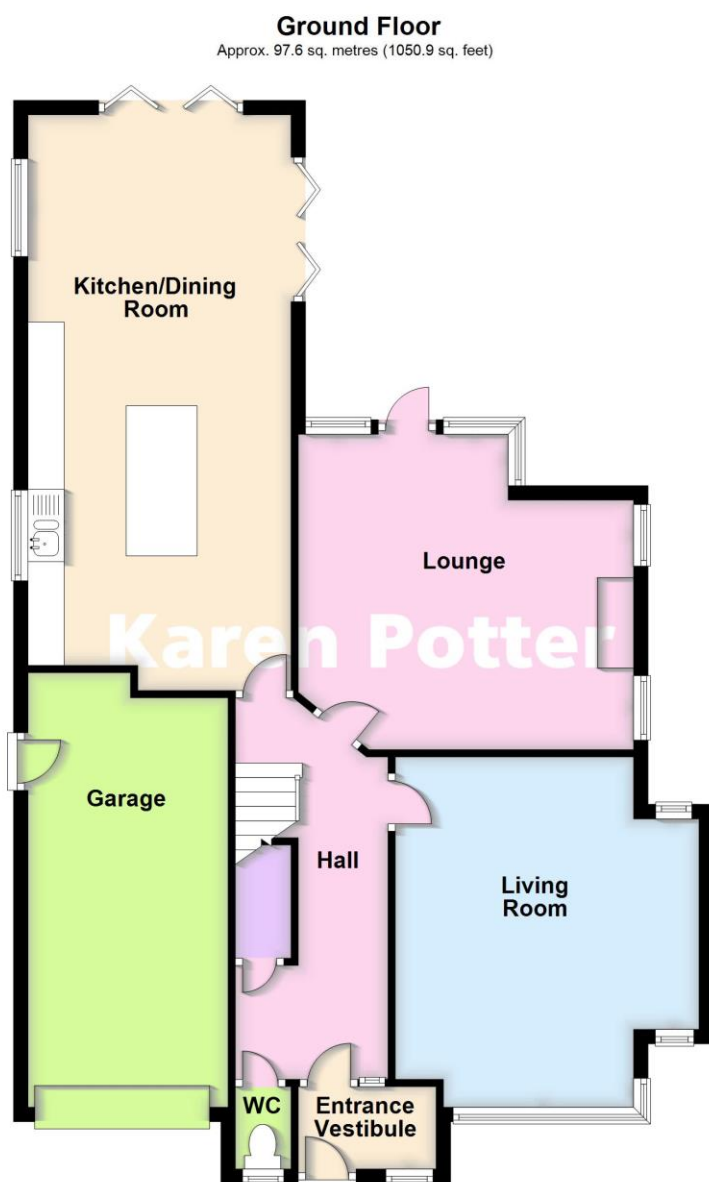
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

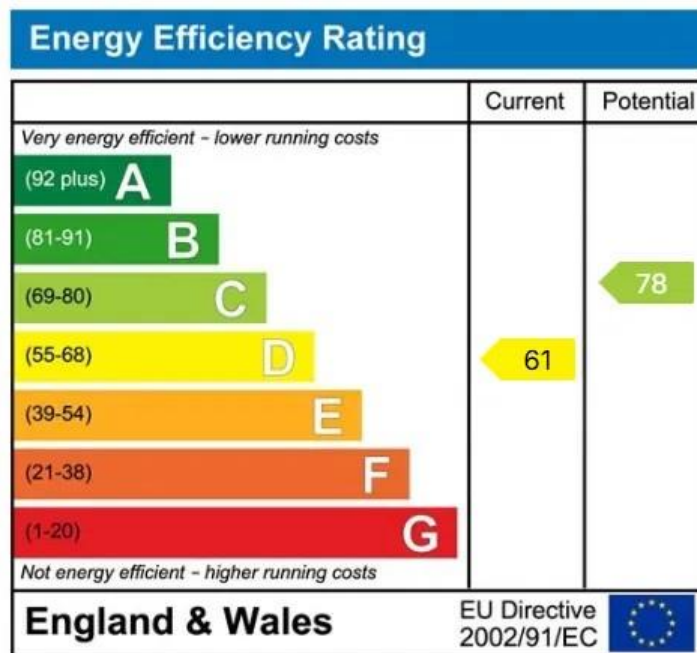
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved





Total area: approx. 173.1 sq. metres (1863.3 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