



-  Detached Family House
-  Five Bedrooms
-  Three Reception Rooms

-  Fantastic Entertaining Space
-  Partially Double Glazed
-  Garage and Parking

Price: £495,000

Subject to Contract

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





An excellent opportunity has arisen to purchase this magnificent, detached house of character which is located in a highly sought after residential area, close to Southport Town Centre.

In the opinion of the Agents the property offers attractively proportioned and well planned accommodation of which **AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED.**

The property is installed with gas central heating and is partially double glazed, comprising; Porch, Hall, Living Room, Lounge, Sitting Room, Kitchen, Dining Area, Conservatory and WC to the ground floor with four bedrooms, family bathroom and office to the first. Accessed via a staircase in the office, there is another bedroom with dual aspect over the garden.

Outside, the property stands in established gardens to the front rear. The front incorporating a driveway for numerous cars. The rear garden is a particular feature, with manicured, shaped lawns, paved patio areas and a variety of well stocked, shrub borders, mature trees and bushes. To the rear of the property is a brick built garage which is currently used for storage.



Ground Floor:

Porch

Hall

Lounge - 4.97m x 4.39m (16'3" x 14'4") into bay

Living Room - 4.36m x 4.11m (14'3" x 13'5") into bay

Sitting Room - 4.71m x 4.39m (15'5" x 14'4")

Kitchen - 6.15m x 3.56m (20'2" x 11'8")

Dining Area - 3.42m x 2.06m (11'2" x 6'9")

Conservatory - 3.42m x 3m (11'2" x 9'10")

WC - 3.2m x 2.44m (10'6" x 8'0")

First Floor:

Bedroom 1 - 4.39m x 3.88m (14'4" x 12'8")

En-suite - 2.72m x 1.61m (8'11" x 5'3")

Bedroom 2 - 4.36m x 4.11m (14'3" x 13'5")

Bedroom 3 - 4.39m x 4.09m (14'4" x 13'5")

Bedroom 4 - 3.09m x 2.6m (10'1" x 8'6")

Office - 3.11m x 2.55m (10'2" x 8'4")

Bedroom 5 - 2.91m x 1.69m (9'6" x 5'6")

Outside

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Council Tax:

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

Tenure:

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>

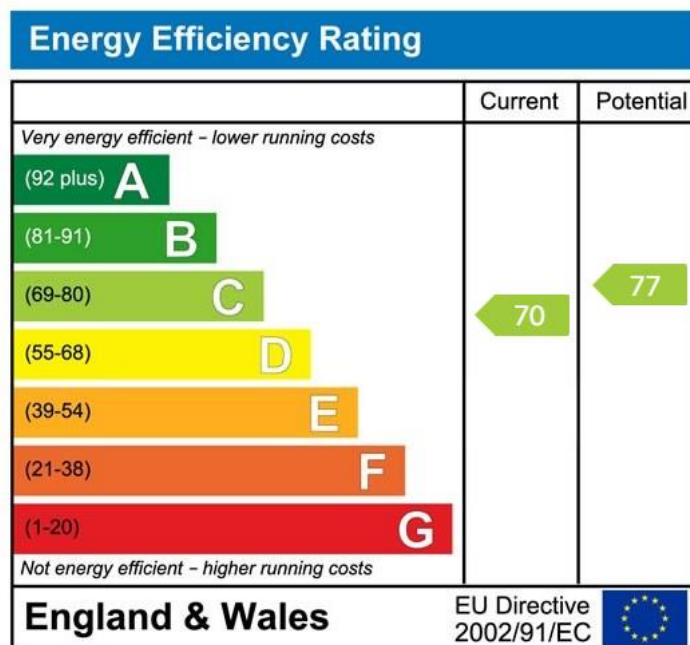
NB:

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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Total area: approx. 225.6 sq. metres (2428.4 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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