



-  Substantial Semi Detached Home
-  Accommodation Over Three Floors
-  Additional Cellars

-  Five Double Bedrooms
-  Three Receptions
-  Gardens, Parking & Garage

Price: £595,000 Subject to Contract

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





A rare opportunity has arisen to purchase this substantial, semi-detached family house, standing in a generous plot, located within a highly sought after residential area of Birkdale.

In the opinion of the Agents, the property offers charming accommodation of considerable character which can only be appreciated fully upon an internal inspection. Arranged over four floors, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Reception Hall, fitted Cloakroom/WC, Living Room, Dining Room, and Kitchen/Breakfast Room to the ground floor. There are three double Bedrooms, a family Bathroom and separate WC to the first floor. The second floor provides two further double Bedrooms, one with En-Suite Shower Room. A suite of cellar rooms, accessible from outside of the house, provides excellent storage.

The property stands in mature gardens, the front incorporating a tarmac driveway providing ample parking with twin timber gates accessing the detached Garage with remotely operated door. The rear garden is a particularly good size, arranged with extensive shaped lawn, well stocked mature borders, timber summer house and brick built store.

Saxon Road links Lulworth Road with York Road, convenient for access to Birkdale Village together with the railway station on the Southport/Liverpool commuter line. The many amenities of the town centre are also readily accessible.



Ground Floor:

Entrance Vestibule - 3.51m x 1.68m (11'6" x 5'6")

Reception Hall - 6.5m x 6.38m (21'4" x 20'11")

WC - 1.73m x 0.91m (5'8" x 3'0")

Living Room - 6.5m x 5.87m into bay (21'4" x 19'3")

Dining Room - 5.21m x 4.6m (17'1" x 15'1")

Kitchen/Breakfast Room - 7.09m overall x 4.8m plus recess (23'3" x 15'9")

First Floor Landing

Bedroom 1 - 6.5m x 4.6m (21'4" x 15'1")

Bedroom 2 - 5.23m x 4.8m (17'2" x 15'9")

Bedroom 3 - 4.8m x 4.22m overall (15'9" x 13'10")

Bathroom - 3.94m x 2.69m (12'11" x 8'10")

WC - 1.73m x 0.91m (5'8" x 3'0")

Second Floor Landing

Bedroom 4 - 5.18m overall x 4.88m (17'0" x 16'0")

En-Suite - 2.74m x 1.52m (9'0" x 5'0")

Bedroom 5 - 3.94m x 2.72m (12'11" x 8'11")

Basement: A suite of cellar rooms provides excellent storage and houses the boiler, meters and consumer unit.

Outside: The property stands in mature gardens, the front incorporating a tarmac driveway providing ample parking with twin timber gates accessing the detached Garage, measuring 4.65m (15'3") x 2.54m (8'4") with remotely operated door. The rear garden is a particularly good size, arranged with extensive shaped lawn, well stocked mature borders, timber summer house and brick built store.

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

Tenure: Leasehold for a residue term of 999 years from 29th September 1912 with a half yearly ground rent of £7.

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>

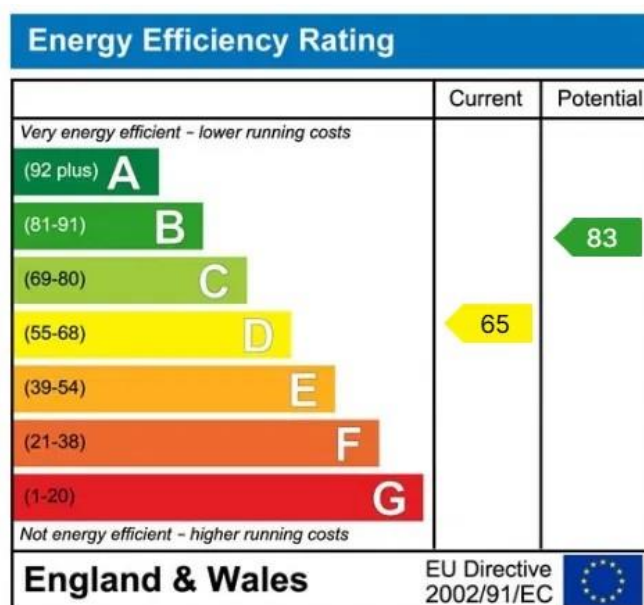
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 380.4 sq. metres (4094.4 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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