



-  Semi Detached Family House
-  Three Double Bedrooms
-  Two Receptions & Conservatory

-  Garage & Parking
-  Established Rear Garden
-  Inspection Highly Recommended

Price: £320,000 Subject to Contract

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





Located in a much sought after residential area of Birkdale, well placed for a number of highly regarded local schools, this beautifully presented, semi detached family house must be viewed to be fully appreciated.

The property is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, Hall, Front Lounge, Rear Living Room, fitted Kitchen and Conservatory to the ground floor with three double Bedrooms and Bathroom/WC to the first floor.

Outside, the property stands in mature gardens to front and rear, the front being extensively paved to provide off road parking for a number of cars. The rear garden is a particular feature arranged with paved patio area, shaped lawn with established borders and Garage.

The property stands on Sandon Road with local shops, schools and public transport facilities, including Hillside railway station on the Southport/Liverpool commuter line, readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Lounge - 3.78m into bay x 3.48m (12'5" x 11'5")

Living Room - 4.57m x 4.29m into bay (15'0" x 14'1")

Kitchen - 5.23m x 1.75m plus recess (17'2" x 5'9")

Conservatory - 3.94m x 2.95m (12'11" x 9'8")

First Floor:

Landing

Bedroom 1 - 3.48m x 3.05m (11'5" x 10'0")

Bedroom 2 - 3.3m x 3.2m (10'10" x 10'6")

Bedroom 3 - 3.35m overall x 3.12m (11'0" x 10'3")

Bathroom - 1.98m x 1.85m (6'6" x 6'1")

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

Tenure: Leasehold for a residue of 999 years from 25th March 1924 with a ground rent of £6 per annum.

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

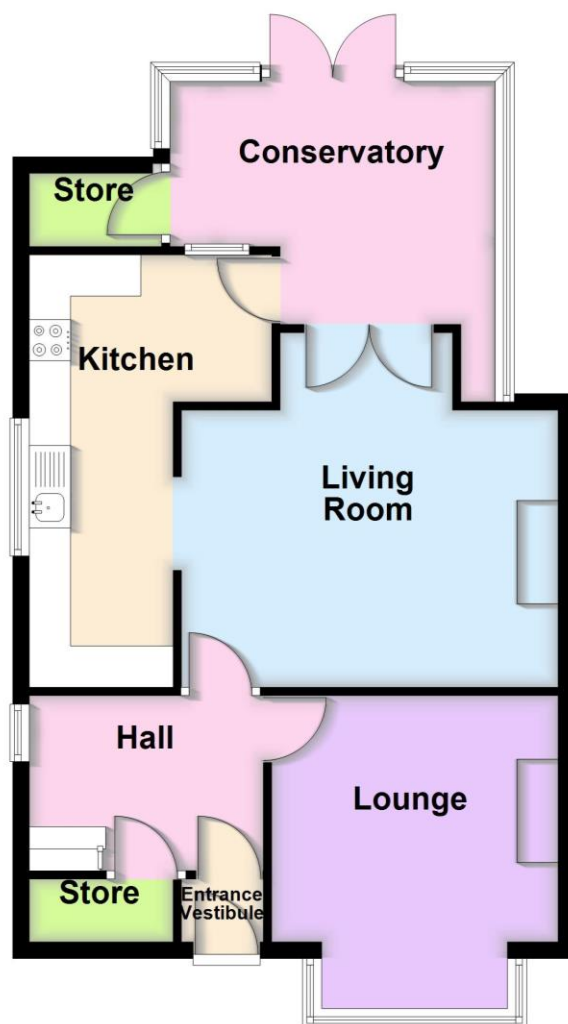
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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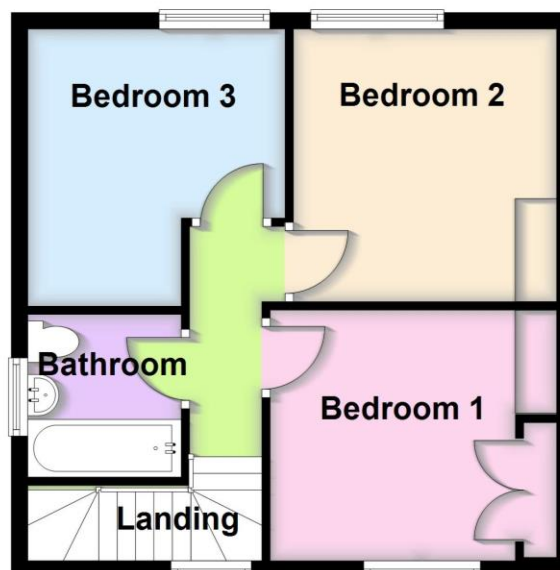
Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 104.1 sq. metres (1120.4 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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