



-  Detached House Of Character
-  Accommodation Across Four Floors
-  Seven Bedrooms – Four En-Suite

-  Four Further Bathrooms
-  Five Reception Rooms
-  Garage, Parking & Gardens

Price: £395,000

Subject to Contract

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





No Chain - A rare opportunity to purchase this substantial, double fronted, detached house of character offering highly individual accommodation which can only be appreciated fully upon an internal inspection. In the opinion of the Agent, the property would suit buyers seeking a generously proportioned family home, located within walking distance of the town centre and the promenade.

The accommodation is arranged over four floors briefly comprising: Entrance Vestibule, imposing Hall, Living Room, Lounge, Dining Room, Breakfast Room Kitchen and Bathroom/WC on the ground floor. There are three double Bedrooms (two En-Suite) a Bathroom, a Wet Room and Kitchen/Dining Room on the first floor. Two more double Bedrooms, a Shower Room and separate WC comprise the second floor. The basement offers a suite of rooms including two further double Bedrooms (both En-Suite), a Snug, Kitchnette and Utility Room.

Outside, the front has an extensive block paved driveway providing off road parking for a number of vehicles and leading to the double length Garage, whilst the rear garden has paved patio, shaped lawn and well stocked, mature borders.

The property occupies an ideal location adjacent to the Promenade and the Municipal Golf Course, particularly well placed for access to Southport Town Centre and the Beach. Lathom Road is located off Park Road West.



Ground Floor:

Entrance Vestibule & Hall

Lounge - 5.05m into bay x 4.78m into inglenook (16'7" x 15'8")

Living Room - 5.79m into bay x 4.83m into inglenook (19'0" x 15'10")

Dining Room - 3.78m x 3.51m (12'5" x 11'6")

Breakfast Room - 3.66m x 3.61m (12'0" x 11'10")

Kitchen - 3.61m x 2.87m (11'10" x 9'5")

Bathroom - 2.13m x 1.91m (7'0" x 6'3")

Basement Suite:

Snug - 4.9m x 4.52m (16'1" x 14'10")

Kitchenette - 3.84m x 1.47m (12'7" x 4'10")

Utility Room - 3.1m x 1.98m (10'2" x 6'6")

Bedroom - 3.56m x 3.43m (11'8" x 11'3")
En-Suite

Bedroom - 3.33m x 3.12m (10'11" x 10'3")
En-Suite

First Floor:

Bedroom - 4.85m x 3.3m (15'11" x 10'10")
En-Suite

Bedroom - 4.14m x 3.45m (13'7" x 11'4")
En-Suite

Bedroom - 3.81m x 3.51m (12'6" x 11'6")

Wet Room - 3.1m x 1.96m (10'2" x 6'5")

Bathroom - 2.54m x 2.36m (8'4" x 7'9")

Kitchen/Diner - 3.99m x 3.61m (13'1" x 11'10")

Second Floor:

Bedroom - 6.12m x 2.87m plus recess (20'1" x 9'5")

Bedroom - 4.01m x 3.25m (13'2" x 10'8")

Shower Room - 2.84m x 2.36m (9'4" x 7'9")
WC

Outside: The front has an extensive block paved driveway providing off road parking for a number of vehicles and leading to the double length Garage, whilst the rear garden has paved patio, shaped lawn and well stocked, mature borders.

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

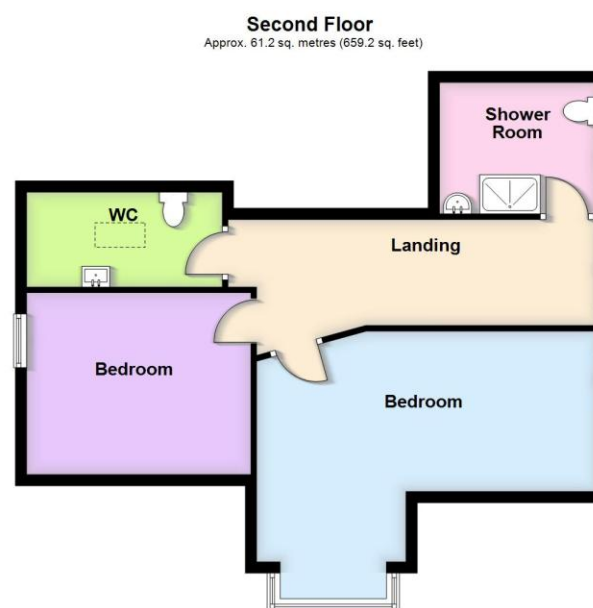
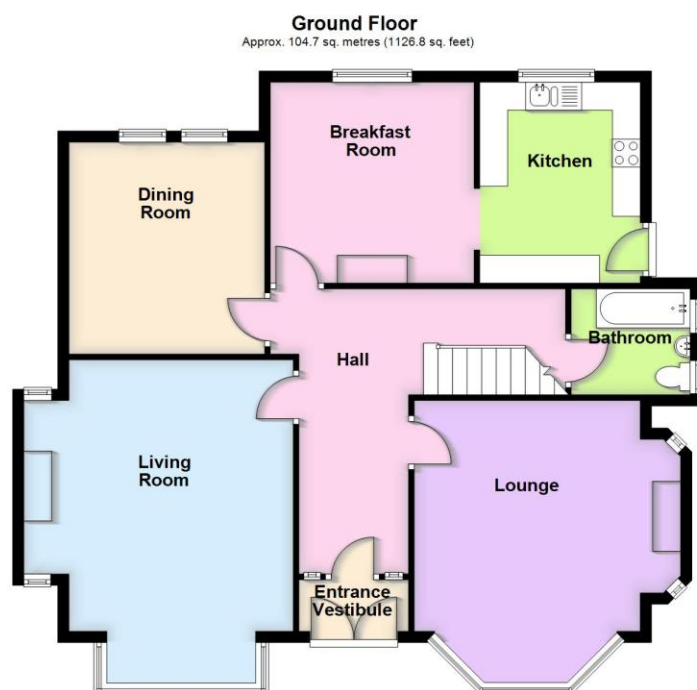
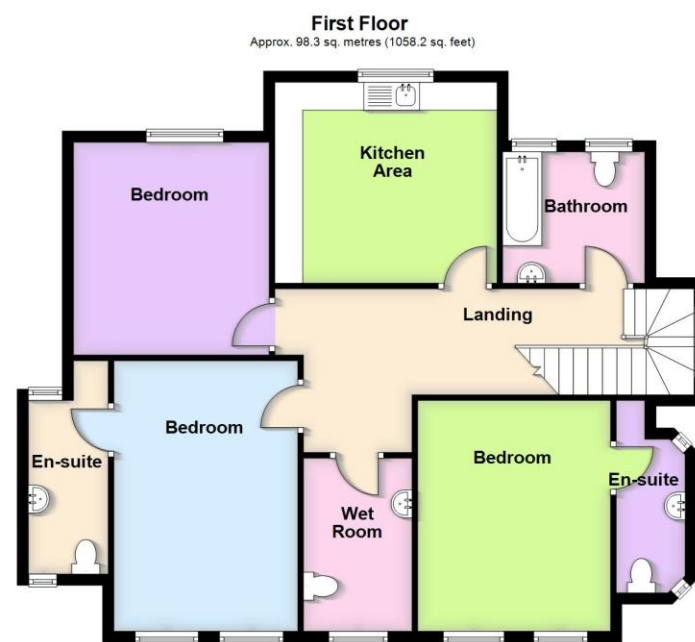
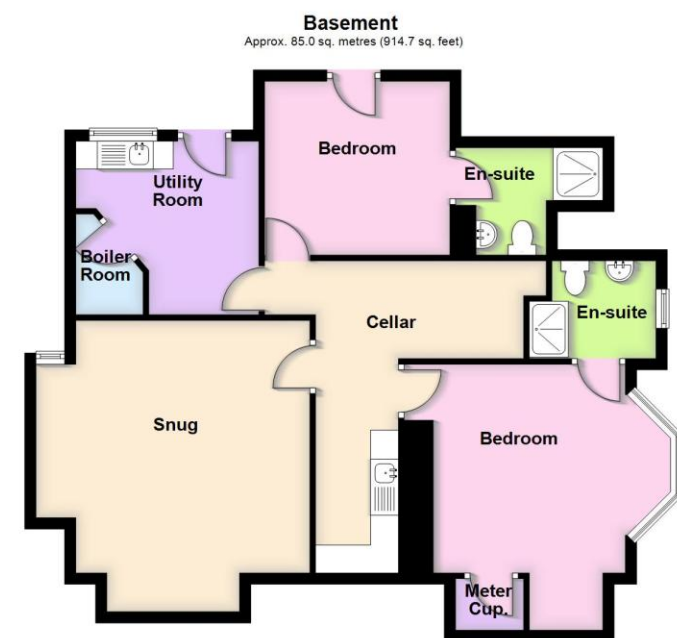
Tenure: Freehold

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.

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Total area: approx. 349.2 sq. metres (3758.9 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