






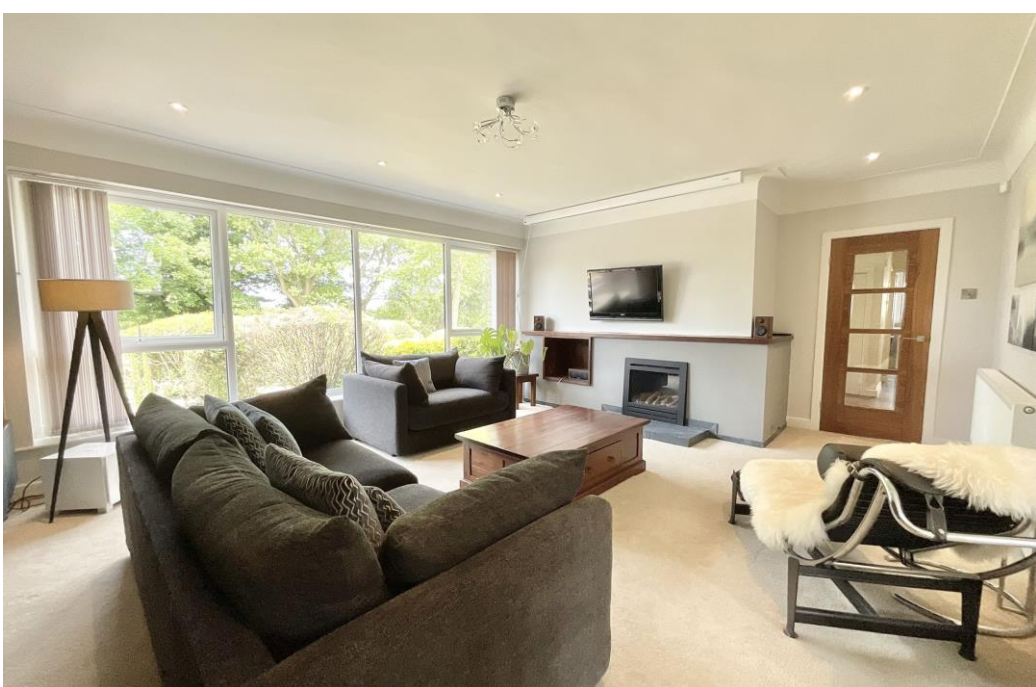
-  Double Fronted Detached House
-  Beautifully Appointed Throughout
-  Five Bedrooms

-  Open Plan Living Room & Kitchen
-  Two Reception Rooms
-  Gardens & 3 Car Garage

Price: £650,000 Subject to Contract

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





An excellent opportunity to purchase this beautifully appointed double fronted detached dormer bungalow which is located opposite Southport Golf Links, within walking distance of the Promenade, beach, Hesketh Park and the town centre.

The property has been thoughtfully modernised and extended to exacting standards by the present owners whilst also paying particular sympathetic attention to its original charm and character. The accommodation briefly comprising Hall with feature staircase, fitted Cloakroom/wc, front Lounge, impressive open plan Kitchen [, Dining, ?] and Living Room leading to a large terrace and the rear garden, separate Dining Room or Study, principal Bedroom with En Suite Bathroom and an additional double Bedroom to the ground floor with three further Bedrooms and Bathroom to the first floor. Prospective purchasers will be interested to note the current owners have sketch plans in relation to potentially adding an En Suite Shower Room to the large first floor Bedroom. Gas central heating and upvc double glazing is installed .

Outside there are established and well maintained gardens to the front and rear of the property, the front incorporating a driveway extending to the rear and leading to a three-car Garage which offers potential for further development as a garden annexe or dependant relative's suite, subject the necessary requisite consents.

Fleetwood Road forms part of a sought after and established residential area, located off Park Road West, adjacent to the Promenade and overlooking Southport Golf Links. The beach, Hesketh Park and Southport town centre are all within walking distance.



Ground Floor:

Enclosed Vestibule

Hall

Fitted Cloakroom/wc

Front Lounge - 5.97m x 4.57m (19'7" x 15'0")

Rear Dining Room/Study - 4.06m x 2.97m (13'4" x 9'9")

Impressive Open Plan Living Room and Kitchen - 7.75m x 5.44m (25'5" x 17'10") widening to 19'4"

Rear Bedroom 1 - 5.79m x 4.57m (19'0" x 15'0") overall measurement, plus door recess.

En Suite Bathroom - 3.2m x 1.85m (10'6" x 6'1")

Front Bedroom 3 - 3.61m x 3.45m (11'10" x 11'4")

First Floor:

Spacious Landing - 3.58m x 3.3m (11'9" x 10'10") overall.

Front Bedroom 2 - 4.98m x 5.97m (16'4" x 19'7") plus recess and plus area housing extensive range of built-in wardrobes which also provide access to under the eaves. Prospective purchasers will be interested to note the current owner has sketch plans in relation to developing an En Suite Shower Room within the eaves area.

Rear Bedroom 4 - 3.63m x 2.77m (11'11" x 9'1") plus area housing built in wardrobe with sliding doors.

Rear Bedroom 5 - 2.77m x 2.11m (9'1" x 6'11")

Bathroom - 3.45m x 3.3m (11'4" x 10'10")

Outside: The generously proportioned, established gardens are a particular feature of the property, the front incorporating a lawn and range of specimen shrubs. There is a driveway extending to the rear where there is additional parking space and leading to a three-car garage which offers excellent potential for conversion into a garden annexe or dependant relative's suite, subject to the necessary requisite consents. The rear garden is planned with lawn, established trees, shrubs, produce area and large terrace approached directly from the Kitchen living area. An outbuilding adjacent to the terrace serves as valuable outdoor storage and supplementary utility for the house.

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

Tenure: Freehold with a chief rent of £10.50 per annum.

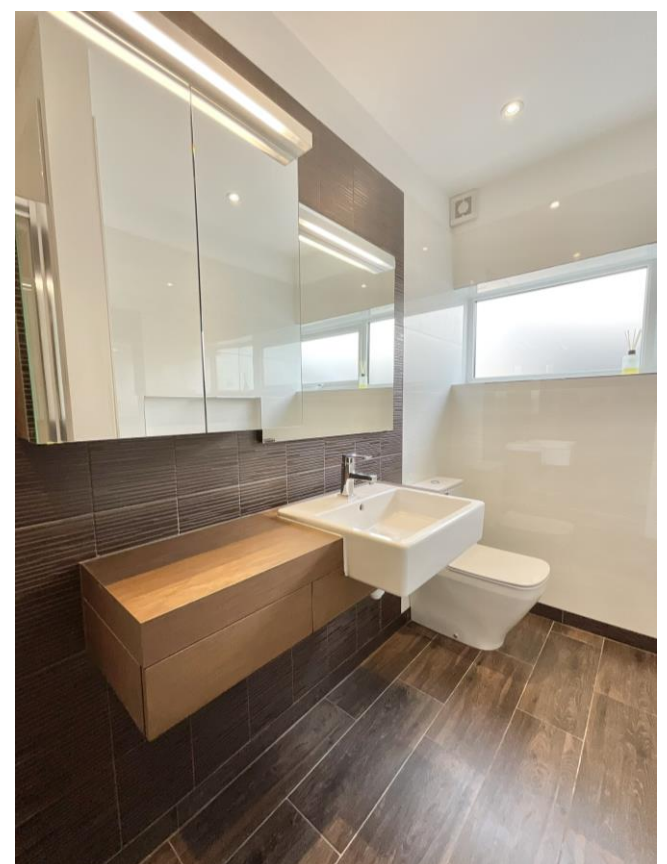
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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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EPC AWAITED

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