



15 Hartley Crescent, Birkdale, Southport PR8 4SG

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|  Detached Family House |  Two En Suite Shower Rooms |
|  Two Reception Rooms |  Fully Fitted Kitchen |
|  Four Bedrooms |  Gas Central Heating |

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this impressive detached family house which has been extensively improved and modernised by the present owners to exacting standards with attention to detail. In the opinion of the Agents, the property offers well planned, attractively presented accommodation which will be of particular interest to buyers seeking a well appointed family home in a sought after residential location.

The property is installed with gas central heating and upvc double glazing briefly comprising Enclosed Vestibule, Hall, Fitted Cloakroom/wc, Front Lounge, separate Living Room leading through to a Garden Lounge/Study and fully fitted Dining Kitchen (with oven, hob, cooker hood, dishwasher, microwave, coffee machine and granite working surfaces etc) to the ground floor with four Bedrooms, two En Suite Shower Rooms and Bathroom to the first. There are established gardens to the front and rear of the property, the front incorporating a driveway leading to a Garage at the rear.

Hartley Crescent is a cul-de-sac located off Hartley Road and conveniently placed for local primary and secondary schools. Public transport facilities, including the railway station on the Southport/Liverpool commuter line, are readily accessible.

Price: £429,000 Subject to Contract

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



GROUND FLOOR: ENCLOSED VESTIBULE feature entrance door.

HALL space panelled walls, plate rail, feature tall radiator.

FITTED CLOAKROOM/WC white suite comprising low level wc, wash hand basin, upvc double glazed "leaded" window to the front, tiled walls, extractor fan, flush fitting spot lights.

FRONT LIVING ROOM 19' x 11' 5" (5.79m x 3.48m) plus recess, upvc double glazed "leaded" window to the front, recess with open "hole in the wall" fireplace, wall position for a flat screen television, door to:-

REAR GARDEN ROOM/STUDY 19' 1" x 11' 10" (5.82m x 3.61m) reducing to 7' 8", upvc double glazed double French doors to the rear garden, additional upvc double glazed windows to the front and rear.

FRONT LOUNGE 15' 8" x 12' 9" (4.78m x 3.89m) including upvc double glazed "leaded" splay bay window to the front, additional windows to the side to accord, "hole in the wall" living flame log effect gas fire, coved ceiling, wall position for a flat screen television.



IMPRESSIVE KITCHEN 18' 5" x 12' 1" (5.61m x 3.68m) with an extensive range of fitments in high gloss finish with contrasting black granite working surfaces and comprising base units of cupboards and drawers, wall units to accord, tall unit, under mounted stainless steel sink unit with feature mixer tap, waste disposal unit and "hot tap", part tiled walls, integrated dishwasher, central island unit with five burner gas hob and cooker hood above, integrated coffee machine, electric double oven and combination microwave, space for an American style fridge/freezer, upvc double glazed window incorporating double French doors to the rear garden, additional upvc double glazed door to the side, flush fitting spot light and low level lighting.

UTILITY 6' 5" x 3' 3" (1.96m x 0.99m) plus recess, wall mounted gas central heating boiler, plumbing for a washing machine.

FIRST FLOOR: LANDING upvc double glazed "leaded" window to the rear, built in storage cupboards/wardrobe with three doors and overhead storage cupboards.

FRONT BEDROOM 1 19' x 14' 10" (5.79m x 4.52m) overall including fitted wardrobes with six doors and overhead storage cupboards, extensive range of fitted chests and drawers to either side of bed position, upvc double glazed "leaded" windows to the front and side, coved ceiling.

EN SUITE SHOWER ROOM 11' 11" x 6' 8" (3.63m x 2.03m) white suite comprising shower cubicle with drench

shower; detachable shower and body jets, wall hung low level wc and wash hand basin, flush fitting spot lights, upvc double glazed window, built in storage cupboard, additional fitted storage cupboards, tall radiator/towel rail.

FRONT BEDROOM 2 16' 1" x 12' 11" (4.9m x 3.94m) including upvc double glazed "leaded" splay bay window, fitted wardrobes with four doors, coved ceiling.

EN SUITE SHOWER ROOM 5' 9" x 4' 9" (1.75m x 1.45m) white suite comprising shower cubicle, wall hung wash hand basin and wall hung low level wc, upvc double glazed window, chrome heated towel rail, tiled walls, flush fitting spot lights.

FRONT BEDROOM 3 9' x 11' 1" (2.74m x 3.38m) upvc double glazed "leaded" window, coved ceiling.

REAR BEDROOM 4 8' 10" x 8' 3" (2.69m x 2.51m) upvc double glazed window, coved ceiling, built in wardrobe/storage cupboard.

BATHROOM white suite comprising panelled bath, wall hung wash hand basin and wall hung low level wc, shower cubicle with drench shower; detachable shower and body jets, tiled walls and floor, chrome heated towel rail, flush fitting spot lights, upvc double glazed window.

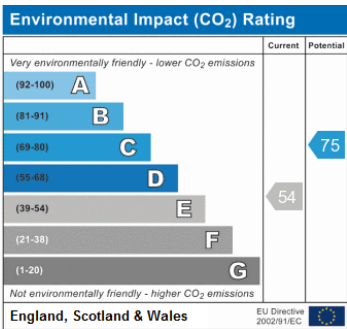
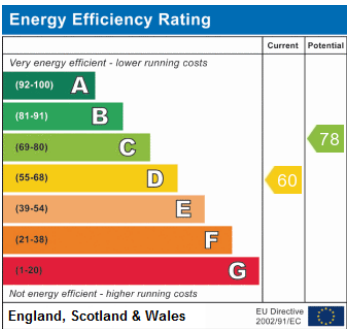
OUTSIDE: The property stands in established gardens to the front and rear of the property, the front garden incorporating a driveway leading to a brick Garage. The enclosed rear garden is planned with lawns, range of specimen conifers, Arbour and paved patio.

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

Tenure: Freehold.

Please Note: 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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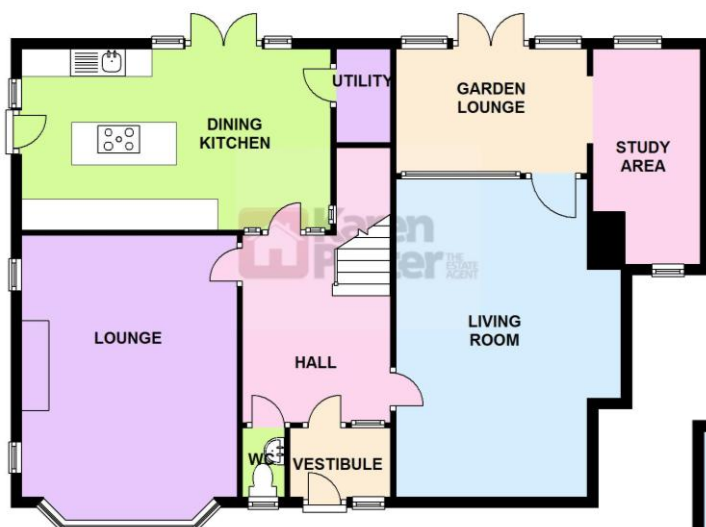


Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer 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. If you are travelling any distance to view a property you are advised to check its availability before setting out.

FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 14/02/2014

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GROUND FLOOR



FIRST FLOOR



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