



**KAREN PARKS**  
SALES & LETTINGS



**17 Woodhouse Close, Southport, PR8 5FH**  
**£299,995**

Karen Parks Sales and Lettings are delighted to bring to market this four bedroom detached family home which has been excellently upgraded by the current owners with fitted wardrobes, bespoke fitted cupboards and shutters to the windows - making it the perfect turnkey property. The property benefits from excellent open aspect field views to the front of the house and in a quiet spot with beautiful walks. The house briefly comprises of: hallway, WC, lounge and kitchen-diner. To the first floor are four bedrooms with an ensuite to the master bedroom and a separate family bathroom. There is off road parking for three cars to the front and side leading up to a garage. There are beautifully kept rear gardens to the rear. The house is situated in a quiet spot but yet still close to amenities such as the Retail park with a variety of shops, a gym, local schools and close to a bus route.

## ACCOMMODATION

### Ground Floor

#### Hallway

The hallway has one radiator and an understairs storage cupboard.

#### WC

WC with hand wash basin, radiator and double glazed window.

#### Living Room 14'9" x 10'9" (4.52 x 3.28)



The living room is situated at the front of the property and has a double glazed window looking out onto open fields, there are two radiators and built in cupboards/shelving with space for a TV.

#### Kitchen-Diner 18'6" x 14'0" (5.64 x 4.27)



The open plan kitchen-diner is perfect for family living and has a range of wall and base units providing storage for the kitchen. There is a sink, integrated oven, grill, gas hob, extractor, fridge-freezer and dishwasher. There is a utility cupboard which houses the washing machine and dryer. There are two radiators, one double glazed window and patio doors opening out into the garden. The current owner has also had additional bespoke cupboards made down one side of the room to tie in with the kitchen design.

### First Floor

#### Landing

The landing has a double storage cupboard which has a rail and shelving, a loft hatch and double glazed window on the staircase.

#### Bedroom 1 10'4" x 9'1" (3.17 x 2.79)



The master bedroom has fitted sliding wardrobes for storage, one radiator, a double glazed window and door to ensuite.

### Ensuite



The ensuite has a large shower cubicle, hand wash basin, WC, heated towel rail and double glazed window.

#### Bedroom 2 11'9" x 9'1" (3.60 x 2.79)



The second double bedroom has fitted mirrored sliding wardrobes for storage, one radiator and a double glazed window.

#### Bedroom 3 8'11" x 7'1" (2.72 x 2.17)



This bedroom has a built in desk/dressing table and cupboard, one radiator and a double glazed window with beautiful views onto open fields.



#### **Bedroom 4 8'11" x 6'9" (2.72 x 2.06)**



The fourth bedroom has a built in wardrobe and cupboard over the bed for storage, one radiator and a double glazed window looking out over the garden.

#### **Bathroom 7'3" x 5'5" (2.21 x 1.67)**



The bathroom comprises of a bath with over head shower, hand wash basin, WC, heated towel rail and double glazed window.

#### **Outside**

##### **Front Garden**

There is space for two cars to park to the side of the property leading up to the garage. The owners have also created an additional paved parking space to the front of the house for a third car/visitor space.

##### **Rear Garden**



Leading out from the double doors is a paved patio area perfect for alfresco dining and BBQ's which has a pathway down to a further patio area which is a real sun trap. There is an area laid to lawn and side gate.

#### **Garage 16'6" x 8'10" (5.03 x 2.70)**

There is a detached garage with access to the front and side of the garage with power and light. The

current owners use this space as a home gym currently.

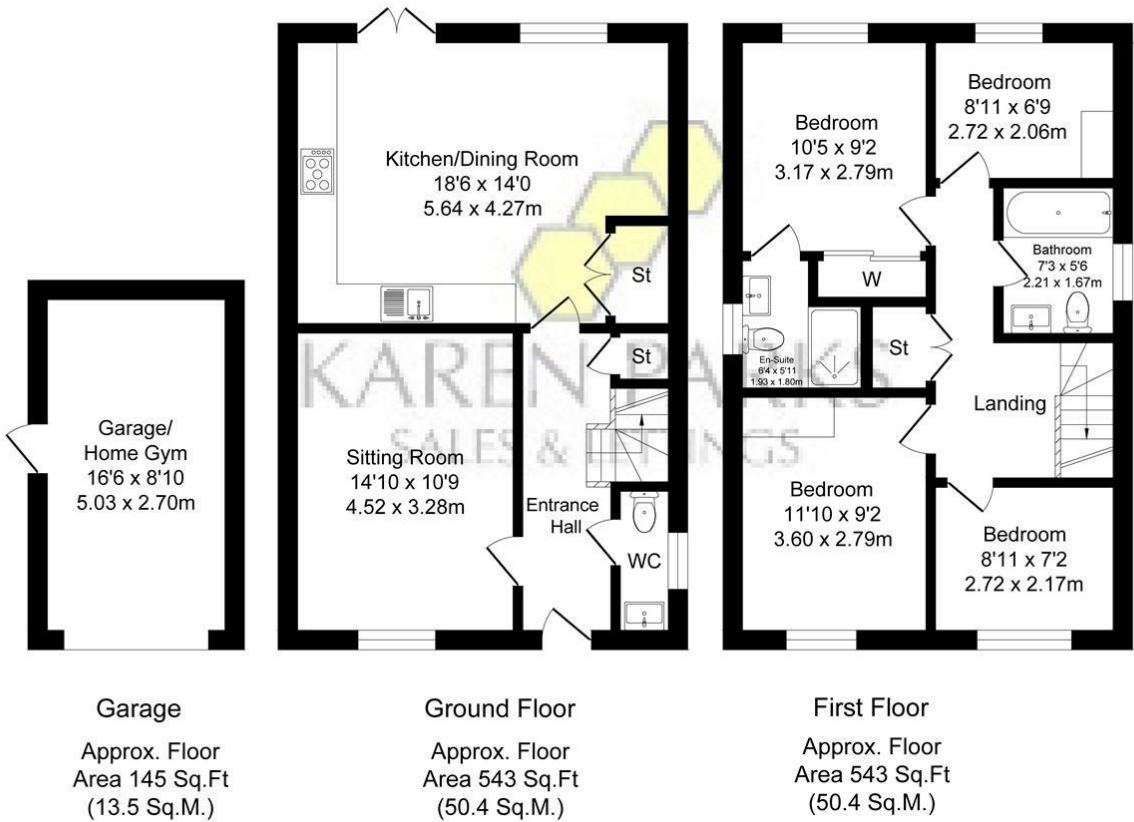
#### **Important Information**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

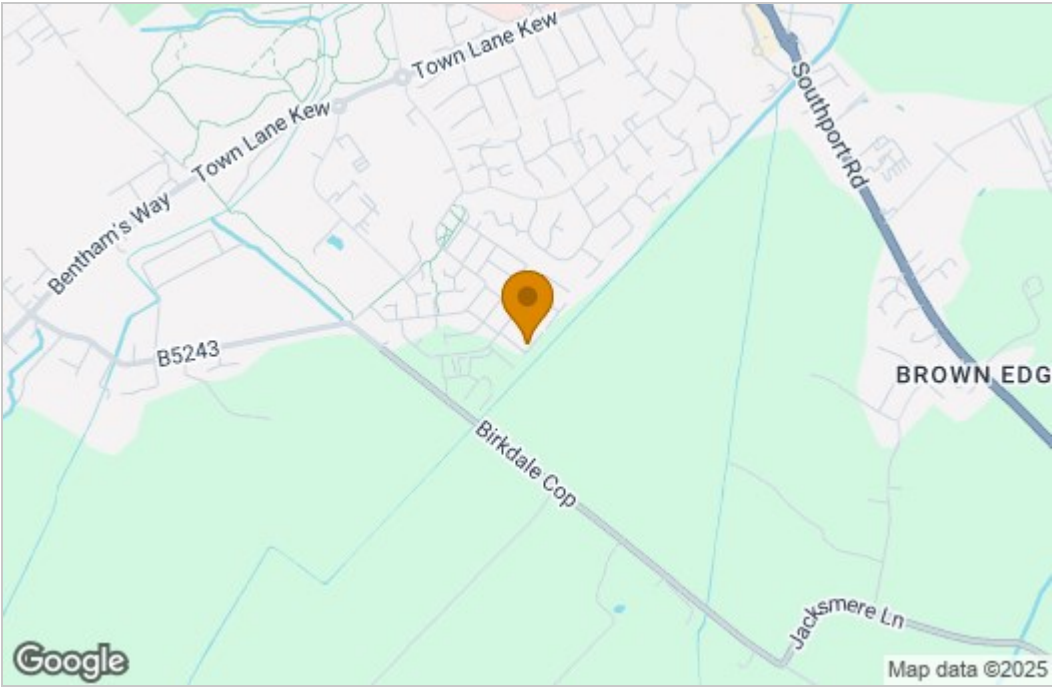
Floor Plan

Woodhouse Close  
Total Approx. Floor Area 1231 Sq.ft. (114.3 Sq.M.)

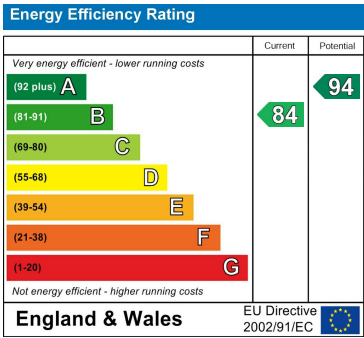
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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