



**Irton Road, Southport PR9 9DY**

AN EARLY VIEWING IS STRONGLY RECOMMENDED of this beautifully presented, Victorian semi-detached family house, occupying a generous plot in a sought after residential area of Southport.

Much improved by the current owners, the property offers well planned and pleasantly proportioned accommodation arranged over three floors, briefly comprising: Reception Hall, Front Lounge, Rear Living Room, open plan Dining Kitchen, Utility Room and WC to the ground floor with four double Bedrooms (one with En-Suite Shower Room) and four piece Family Bathroom to the first floor. There is a traditional staircase from the first floor landing leading to two further double Bedrooms and Store Room on the second floor.

There are gardens to the front and rear of the property, the rear garden having a sunny aspect, the front block paved to provide off road parking. Irton Road is located off Roe Lane, convenient for access to local shops, schools and the town centre.



**Price: £475,000 Subject to Contract**

**Ground Floor:**

- Reception Hall** - 5.87m overall x 3.56m plus bay (19'3" x 11'8")
- Lounge** - 4.24m plus bay x 3.91m (13'11" x 12'10")
- Living Room** - 4.83m plus bay x 3.91m (15'10" x 12'10")
- Kitchen/Dining Room** - 6.2m x 3.56m (20'4" x 11'8")
- Utility Room** - 3.84m x 3.56m (12'7" x 11'8")
- WC** - 1.57m x 0.94m (5'2" x 3'1")

**First Floor:**

- Landing**
- Bedroom 1** - 4.24m plus bay & door recess x 3.91m (13'11" x 12'10")
- En-Suite Shower Room** - 2.87m x 1.63m (9'5" x 5'4")
- Bedroom 2** - 3.91m x 3.12m plus door recess (12'10" x 10'3")
- Bedroom 3** - 3.56m x 2.72m (11'8" x 8'11")
- Bedroom 4** - 3.56m x 2.72m (11'8" x 8'11")
- Bathroom** - 3.38m x 2.72m (11'1" x 8'11")

**Second Floor:**

- Landing**
- Bedroom 5** - 3.91m x 3.45m (12'10" x 11'4")
- Bedroom 6** - 3.91m x 3.81m overall (12'10" x 12'6")

**Outside:**

A block paved driveway to the front provides off road parking for a number of cars with established borders. The rear garden, accessed via a timber gate to side, is arranged with raised timber decked area leading to paved patio and lawn beyond with mature plants, shrubs and trees.

**Council Tax:**

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

**Tenure:**

Freehold

**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. 92.9 sq. metres (999.9 sq. feet)



**First Floor**  
0.2 sq. metres (862.9 sq. feet)



**Second Floor**  
Approx. 47.8 sq. metres (514.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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