



Rossmere House, Lancaster Road, Birkdale, Southport PR8 2LA

A rare opportunity has arisen to purchase an exceptional, double fronted detached, family house located within a highly sought after residential area of Birkdale and standing in beautifully landscaped gardens. In the opinion of the Agents, the property offers charming accommodation of considerable character which can only be appreciated fully upon an internal inspection.

Arranged over two floors, the accommodation briefly comprises Entrance Vestibule, oak panelled Hall, Cloakroom/WC, 25' Living Room, Dining Room, Study, Conservatory, fitted Kitchen, Laundry Room and Boot Room to the ground floor. There are four fitted, double Bedrooms (the principal with En-Suite Bathroom), a modern Family Bathroom and separate WC to the first floor.

The house stands in mature gardens, the front having shaped lawn and established borders with block paved driveway providing off road parking for a number of vehicles, leading to the double length garage. The good size rear garden is a particular feature, offering a south easterly position, arranged with raised patio, extensive shaped lawn bordered with a variety of plants, shrubs, hedges and trees. Toward the foot of the garden lies a folly with ornamental waterfall and pond.

Lancaster Road forms part of a highly sought after residential area to the shore side of Birkdale, within walking distance of the famous Royal Birkdale Golf Club. The railway station at Hillside on the Southport/Liverpool line is also within walking distance and the many amenities of Birkdale Village are readily accessible, as are a number of local primary and secondary schools.

Price: £1,100,000 Subject to Contract



Ground Floor:

Entrance Vestibule

Hall

Cloakroom/WC - 1.65m x 1.5m (5'5" x 4'11")

Living Room - 7.75m x 4.5m (25'5" x 14'9")

Dining Room - 5.16m x 4.83m (16'11" x 15'10")

Study - 3.12m x 2.08m (10'3" x 6'10")

Kitchen/Breakfast Room - 4.85m x 4.04m (15'11" x 13'3")

Conservatory - 9.45m x 3.28m (31'0" x 10'9")

Laundry Room - 3.12m x 1.78m (10'3" x 5'10")

Boot Room - 3.12m x 0.94m (10'3" x 3'1")

First Floor:

Landing

Bedroom 1 - 5.16m overall x 4.8m overall (16'11" x 15'9")

En-Suite Bathroom - 3.05m x 2.51m (10'0" x 8'3")

Bedroom 2 - 4.5m x 3.81m plus recess (14'9" x 12'6")

Bedroom 3 - 4.5m x 3.4m plus recess (14'9" x 11'2")

Bedroom 4 - 4.17m x 2.69m (13'8" x 8'10")

Bathroom - 3.61m x 3.1m (11'10" x 10'2")

Outside:

The house stands in mature gardens, the front having shaped lawn and established borders with block paved driveway providing off road parking for a number of vehicles, leading to the double length garage measuring 9.77m (32') x 3.05m (10'). The good size rear garden is a particular feature, offering a south easterly position, arranged with raised patio, extensive shaped lawn bordered with a variety of plants, shrubs, hedges and trees. Toward the foot of the garden lies a folly with ornamental waterfall and pond.

Note:

There is a solar panel array that are owned (not leased) and can produce around 80-90% of hot water in summer and 20-30% in winter.

Council Tax:

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

Tenure:

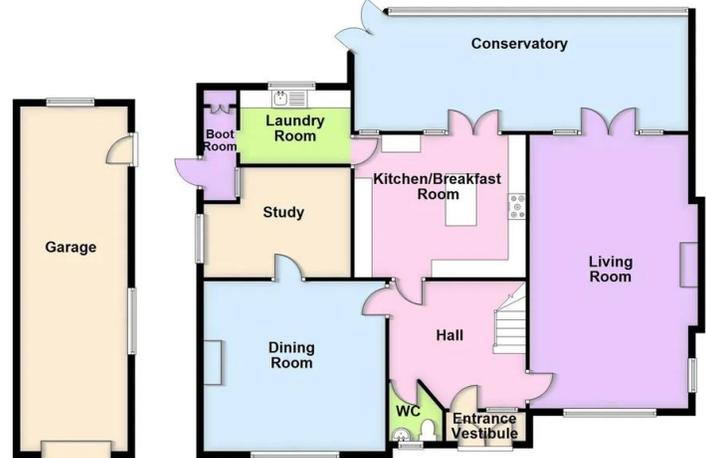
Leasehold for the residue term of 999 years from 1st January 1934 with a ground rent of £16 per year

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. 183.6 sq. metres (1976.0 sq. feet)



First Floor
Approx. 115.5 sq. metres (1243.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.