



## **Brocklebank Road, Southport PR9 9LP**

A rare opportunity has arisen to purchase a particularly attractive detached family house located in a highly sought after residential area between Hesketh Park and Churchtown Village.

Retaining a number of original features such as picture rails, deep skirting, fire surrounds, returning staircase, and leaded windows in the entrance vestibule, the well presented home is majority uPVC double glazed and gas centrally heated throughout.

Arranged over two floors the well planned accommodation briefly comprises: Entrance Vestibule, Reception Hall, Cloakroom/WC, Living Room with terrace looking over the rear garden, Dining Room, Morning Room, Kitchen and Utility on the ground floor. The Principal Bedroom is fitted with wardrobes and has an En-Suite Shower Room, with four further Bedrooms and a Family Bathroom completing the first floor.

Outside, a tarmac driveway provides off road parking to the front with twin timber gates giving access to the brick built Garage. Offering a sunny aspect, the mature gardens are a particular feature, with established, shaped lawns, well stocked borders, raised patio, rockery, summer house, greenhouse and shed.

**Price: £700,000 Subject to Contract**



## Ground Floor:

### Entrance Vestibule

**Reception Hall** - 5.79m x 3.61m (19'0" x 11'10")

**Cloakroom** - 2.44m x 2.39m (8'0" max x 7'10")

**Living Room** - 4.83m x 4.22m (15'10" plus bay x 13'10")

**Dining Room** - 4.57m x 4.22m (15'0" plus bay x 13'10")

**Morning Room** - 3.61m x 3.61m (11'10" x 11'10")

**Kitchen** - 3.61m x 2.44m (11'10" x 8'0")

**Utility** - 2.01m x 1.42m (6'7" x 4'8")

**Store**

## First Floor:

### Landing

**Bedroom 1** - 4.57m x 4.22m (15'0" plus bay x 13'10" into built in wardrobes)

**Bedroom 2** - 4.83m x 4.22m (15'10" x 13'10")

**Bedroom 3** - 3.61m x 3.61m (11'10" x 11'10")

**Bedroom 4** - 3.71m x 3.61m (12'2" max x 11'10")

**Bedroom 5** - 3.71m x 2.44m (12'2" plus bay x 8'0")

**Bathroom** - 3.61m x 2.44m (11'10" max x 8'0")

**Ensuite** - 1.55m x 1.3m (5'1" x 4'3")

## Outside:

A tarmac driveway provides off road parking to the front with twin timber gates giving access to the brick built Garage. Offering a sunny aspect, the mature gardens are a particular feature, with established, shaped lawns, well stocked borders, raised patio, rockery, summer house, greenhouse and shed.

## Council Tax:

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

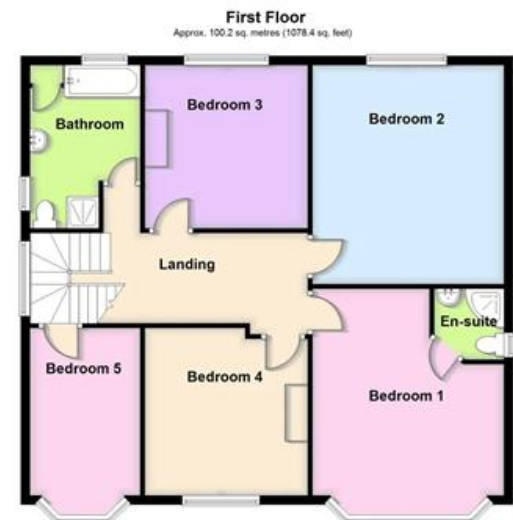
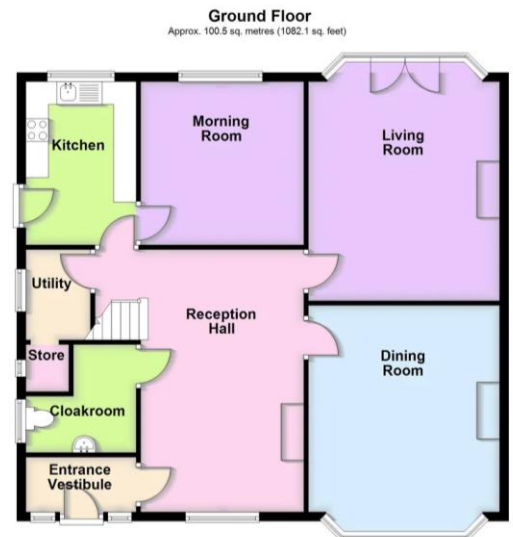
## Tenure:

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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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>		78
(55-68)	<b>D</b>	63	
(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	

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.