



## Waterloo Road, Birkdale, Southport PR8 2NQ

An opportunity has arisen to acquire this substantial double-fronted detached family residence, occupying a prime residential position within Birkdale.

Offered for sale with no onward chain, the property presents well-proportioned accommodation arranged over two floors and offers significant scope for general modernisation to suit individual requirements. The ground floor accommodation briefly comprises an entrance vestibule leading to a reception hall, cloakroom, wet room, living room, dining room, separate lounge, conservatory, kitchen and utility room. To the first floor, there are five double bedrooms, together with a family bathroom and separate WC.

The property occupies a generous corner plot with established lawned gardens to the front and side elevations. A paved driveway provides off-road parking and leads to a brick-built garage. The rear garden enjoys a good degree of privacy and incorporates a paved patio area, shaped lawn and ornamental pond.

The property is conveniently situated within walking distance of the railway station at Hillside on the Southport–Liverpool commuter line, local shops and well-regarded primary and secondary schools. The shopping villages of Birkdale and Ainsdale are readily accessible, together with public transport links to the town centre located close by.



**Price: £775,000 Subject to Contract**

## Ground Floor:

**Entrance Vestibule**

**Hall**

**Cloaks**

**Living Room** - 5.54m x 4.5m (18'2" into bay x 14'9" into inglenook)

**Lounge** - 3.58m x 3.25m (11'9" x 10'8")

**Dining Room** - 5.59m x 4.57m (18'4" into bay x 15'0" into inglenook)

**Kitchen** - 4.5m x 2.72m (14'9" x 8'11" max)

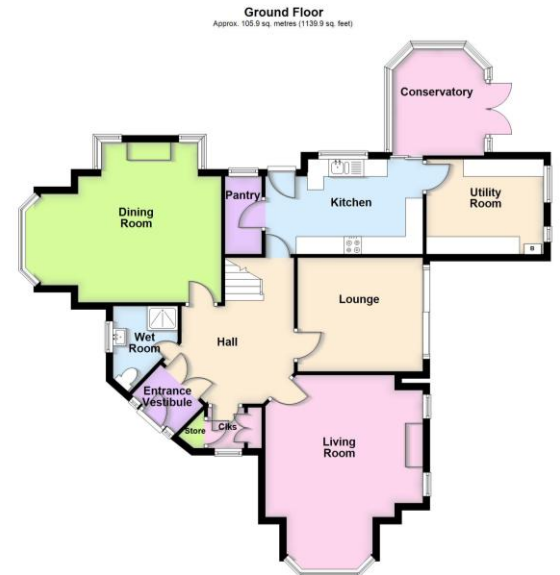
**Pantry** - 2.24m x 1.04m (7'4" x 3'5")

**Conservatory** - 3.05m x 2.62m (10'0" overall x 8'7")

**Utility Room** - 3.35m x 2.72m (11'0" x 8'11")

**Wet Room**

**Store**



## First Floor:

**Landing**

**Bedroom 1** - 5.56m x 4.57m (18'3" into bay x 15'0" into inglenook)

**Bedroom 2** - 5.54m x 4.5m (18'2" into ba x 14'9" into inglenook)

**Bedroom 3** - 4.11m x 4.06m (13'6" overall x 13'4" overall)

**Bedroom 4** - 3.58m x 3.25m (11'9" x 10'8")

**Bathroom** - 2.49m x 1.88m (8'2" x 6'2") **WC** - 1.88m x 0.99m (6'2" x 3'3")



## Outside:

Occupying a generous corner plot there are established, lawned gardens to the front and side incorporating a paved driveway leading to a brick built garage. The rear garden is private with paved patio, shaped lawn and ornamental pond.

## Council Tax:

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

## Tenure:

Leasehold for the residue of a term of 999 years from 1<sup>st</sup> January 1933 subject to an annual ground rent of.

## 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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**AWAITING EPC**

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.