



Groewood, Birkdale, Southport PR8 2NU

Situated within an exclusive cul-de-sac of just twelve comparable executive homes, this impressive detached family residence is well presented throughout, offers generous accommodation, and must be viewed to be fully appreciated.

The property benefits from gas central heating and double glazing. The thoughtfully arranged accommodation briefly comprises: entrance hall, cloakroom/WC, through living room, dining room, snug, fitted kitchen and utility room to the ground floor. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, an extensive block-paved driveway provides ample off-road parking for several vehicles and leads to a brick-built double garage with remotely operated doors, power and lighting. The stepped and attractively landscaped rear garden is a particular highlight, enjoying a sunny aspect and featuring a paved patio area, shaped lawn and well-stocked, mature borders.

Groewood is located off Weld Road, between its junctions with Lulworth Road and Westcliffe Road, and is ideally positioned for easy access to the beach, the wide range of amenities in Birkdale Village, and Southport town centre.

Price: £495,000 Subject to Contract



Ground Floor:

- Hall**
- Living Room** - 5.38m x 3.71m (17'8" x 12'2")
- Dining Room** - 3.43m x 3.05m (11'3" x 10'0")
- Snug** - 2.64m x 2.06m (8'8" x 6'9")
- Kitchen** - 3.61m x 3.05m (11'10" x 10'0")
- Utility** - 2.64m x 1.52m (8'8" x 5'0")
- WC** - 2.29m x 0.79m (7'6" x 2'7")

First Floor:

- Landing**
- Bedroom 1** - 3.94m x 3.43m (12'11" x 11'3")
- En-Suite** - 2.26m x 1.3m (7'5" x 4'3")
- Bedroom 2** - 3.71m x 3.05m (12'2" x 10'0")
- Bedroom 3** - 3.61m x 3.05m (11'10" x 10'0")
- Bedroom 4** - 2.82m x 2.26m (9'3" x 7'5")
- Bathroom** - 2.26m x 2.03m (7'5" x 6'8" plus recess)
- Store**

Outside:

An extensive block paved driveway provides off road parking for a number of vehicles and leads to the brick built double garage with remotely operated doors, power and light connected. The stepped and landscaped rear garden is a particular feature having a sunny aspect and arranged with paved patio, shaped lawn and well stocked, established borders.

Garage - 5.36m x 5.16m (17'7" x 16'11")

Council Tax:

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

Tenure:

Leasehold for a residue term of 850 years from 1/1/1988 with a ground rent of £35 per annum.

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. 91.8 sq. metres (988.6 sq. feet)



First Floor
Approx. 63.5 sq. metres (684.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(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.