



Cliff Road, Southport PR9 0JY

A rare opportunity to purchase an outstanding detached residence, located within a highly sought after area adjacent to Hesketh Park, within convenient access of both Southport Town Centre and the many amenities of the historic Churchtown Village.

The property is a much-loved home that has been carefully and thoughtfully updated to the current owners' exacting standards including a fully fitted Kitchen; an outstanding bespoke Conservatory, refurbished Bathrooms; and stunning landscaped gardens. Arranged across two floors, the centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Kitchen, Conservatory, Utility, two ground floor double Bedrooms (each with fitted wardrobes and one with En-Suite Shower Room) and a main Bathroom. A loft conversion provides the principal Bedroom, again with fitted wardrobes and En-Suite Shower Room.

Outside, a block paved carriage sweep driveway provides off road parking for a number of vehicles and leads to the double garage. The rear garden is arranged with paved patio, shaped lawn, well stocked mature borders and timber garden store.



Price: £725,000 Subject to Contract

Ground Floor:

Entrance Vestibule - 2.44m x 1.52m (8'0" x 5'0")

Hall

Living Room - 6.27m x 4.22m (20'7" x 13'10")

Kitchen - 6.27m x 4.55m (20'7" x 14'11")

Conservatory - 5.94m x 3.3m (19'6" x 10'10")

Bedroom 1 - 4.83m x 4.22m (15'10" x 13'10" max)

Bedroom 2 - 4.24m x 3.94m (13'11" max x 12'11")

En Suite - 2.82m x 1.98m (9'3" max x 6'6" max)

Bathroom - 2.95m x 2.59m (9'8" x 8'6")

Utility - 2.72m x 1.22m (8'11" x 4'0")

Garage - 5.46m x 4.88m (17'11" x 16'0")



First Floor:

Landing

Bedroom 3 - 5.51m x 5.38m (18'1" max x 17'8" max)

En Suite



Outside:

A block paved carriage sweep driveway provides off road parking for a number of vehicles and leads to the double garage. The rear garden is arranged with paved patio, shaped lawn, well stocked mature borders and timber garden store.

Council Tax:

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

Tenure:

Freehold subject to an annual chief rent of £10.50

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
EU Directive 2002/91/EC		
England & Wales		

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.