



Irton Road, Southport PR9 9DY

NO CHAIN - An excellent opportunity to purchase a double fronted detached family house of character which, in the opinion of the Agents, offers well planned, generously proportioned accommodation of which AN EARLY INTERNAL INSPECTION IS RECOMMENDED.

Arranged across two floors, the accommodation would benefit from a programme of modernisation and briefly comprises: Entrance Vestibule, Impressive Hall with under stairs store, Living Room, Dining Room, Cloakroom/WC, Breakfast Room and Kitchen to the ground floor with feature Landing, four Bedrooms (one with En-suite Shower Room), Bathroom and separate WC to the first. A useful attic space is accessed via Bedroom 2.

The property occupies an established and mature plot with the frontage arranged with stocked borders, pathway to the front door and driveway leading to a detached brick built garage. The rear garden is a particular feature providing shaped lawn and established borders with a range of mature trees and bushes. Outbuildings provide a Utility, Garden Store, Wood/Coal Store and Outside WC. Irton Road is located off Roe Lane, convenient for access to local shops, schools and the town centre.



Price: £450,000 Subject to Contract

Ground Floor:

- Entrance Vestibule**
- Hall**
- Cloakroom/WC**
- Living Room** - 6.32m x 4.85m overall (20'9" x 15'11")
- Dining Room** - 4.8m into bay x 4.01m (15'9" x 13'2")
- Breakfast Room** - 3.96m x 3.12m (13'0" x 10'3")
- Kitchen** - 4.75m x 1.83m (15'7" x 6'0")



First Floor:

- Landing**
- Bedroom 1** - 6.02m x 3.66m (19'9" x 12'0")
- Bedroom 2** - 4.72m into bay x 3.12m (15'6" x 10'3")
- Bedroom 3** - 4.01m x 3.51m into bay (13'2" x 11'6")
- En-Suite** - 2.57m x 1.24m (8'5" x 4'1")
- Bedroom 4** - 3.96m x 3.48m into bay (13'0" x 11'5")
- Bathroom** - 2.39m x 1.83m (7'10" x 6'0")
- WC**



Outside:

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Council Tax:

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

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) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(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.