



Hartley Crescent, Birkdale, Southport PR8 4SQ

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|  Detached Dormer Bungalow |  Garden Room |
|  Three Bedrooms |  Modern Shower Room |
|  Through Lounge/Dining Room |  Three Car Garaging |

A rare opportunity to purchase an impressive double fronted detached dormer bungalow, located within a cul-de-sac forming part of a sought after residential area.

The bungalow offers well proportioned, attractively planned accommodation installed with gas central heating and double glazing, briefly comprising: Entrance Hall, through Lounge/Dining Room, Garden Room, fitted Kitchen, Principal Bedroom, Shower Room and Study (or 4th Bedroom) to the ground floor with two Bedrooms and separate WC to the first floor.

There are established gardens to the front, side and rear of the property, the front garden incorporating a driveway providing ample parking space and leading to two Garages. The enclosed side and rear gardens are planned with lawn, borders, established trees and shrubs.

Hartley Crescent is a cul-de-sac located off Hartley Road, conveniently placed for local primary and secondary schools together with public transport facilities on Liverpool Road and the railway station on the Southport/Liverpool commuter line at Hillside. Birkdale Shopping Village is ready accessible.

Price: £325,000 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



GROUND FLOOR:

ENTRANCE HALL Entrance door to front, staircase to first floor, under-stairs storage cupboard.

LOUNGE/DINING ROOM 23' 8" into bay x 11' 3" (7.21m x 3.43m) Upvc double glazed bay bow window to front, electric fire set in stone built surround, coving to ceiling, serving hatch to Kitchen, open plan to Garden Room.

GARDEN ROOM 11' 3" x 8' 7" (3.43m x 2.62m) Half brick and upvc double glazed construction with power and lights connected, upvc double glazed double doors to garden.

KITCHEN 9' 11" x 9' 5" (3.02m x 2.87m) Fitted with a matching range of white base and eye level cupboards, round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in electric oven, built-in four ring ceramic hob, upvc double glazed window to rear, double glazed rear door to garden.

BEDROOM 1 11' 10" x 11' 3" (3.61m x 3.43m) Upvc double glazed window to front, fitted bedroom suite with a range of wardrobes with overhead storage cupboards, fitted bedside cabinets, corner display units, coving to ceiling.



STUDY/BEDROOM 4 9' 11" x 8' 4" (3.02m x 2.54m) Upvc double glazed window to rear, fitted shelving.



SHOWER ROOM 9' 11" max x 8' (3.02m x 2.44m) Fitted with three piece modern white suite comprising double shower enclosure, wash hand basin in vanity unit and wc with hidden cistern, full height ceramic tiling to all walls, heated towel rail, mirrored cabinet, two upvc obscure double glazed windows to side, built-in airing cupboard.

FIRST FLOOR:

LANDING Access to loft space, built in storage cupboard.

BEDROOM 2 14' 7" x 11' 3" (4.44m x 3.43m) Upvc double glazed windows to front and side, two built-in double wardrobes with overhead storage cupboards, matching dressing table, mirror and drawers.



BEDROOM 3 13' 2" x 8' (4.01m x 2.44m) Upvc double glazed window to side, wash hand basin in vanity unit, built-in wardrobe.



WC Upvc double glazed window to rear, fitted low-level wc.

OUTSIDE: The gardens are a particular feature of the property, extending to the front, side and rear, the front garden incorporating a block paved driveway providing ample parking space and leading to two Garages (one single and one double). The enclosed side and rear gardens are planned with lawn, borders, established trees and shrubs.



Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E.

Tenure: Yet to be formally verified.

Please Note: 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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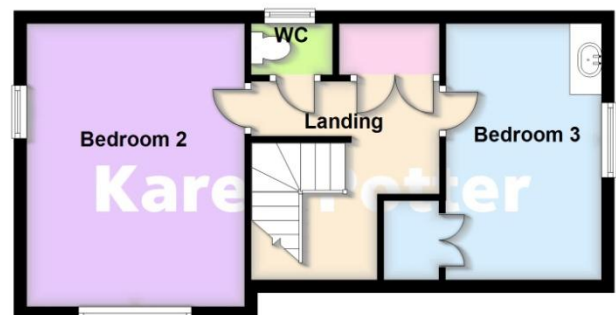
Ground Floor

Approx. 80.7 sq. metres (868.4 sq. feet)

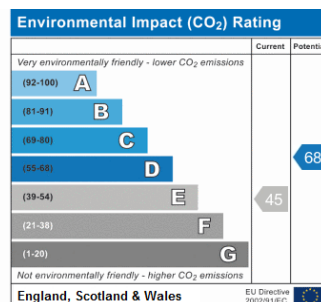
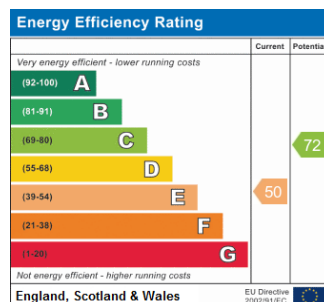


First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 118.5 sq. metres (1275.1 sq. feet)



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. Details prepared 13/06/2019