



**Offers in
Excess Of:
£450,000**

Four Bedrooms

Key Features

Hartley Crescent, Southport, PR8 4SG

A well appointed double fronted detached family house situated in the ever popular Birkdale village is offered for sale. In brief the property comprises: Entrance Vestibule, Hall, WC, Lounge, Living Room, Dining Kitchen, Utility Room, and Sun Room with Study Area to the ground floor. The first floor having four Bedrooms, Family Bathroom and two En Suites.

Well maintained gardens adjoin the house to both the front and rear, which are an undoubted feature. The front of the property provides off road parking to the front, and side with a detached Tandem garage at the rear. Situated in a popular and sought after Residential Location convenient for the facilities of Birkdale Village which include a range of shops and the Railway Station on the Southport to Liverpool commuter line.

EARLY VIEWING ESSENTIAL.

DETACHED

FOUR BEDROOMS

THREE RECEPTION ROOMS

BATHROOM & TWO EN SUITES

TANDEM DOUBLE GARAGE

GREAT LOCATION

NOT TO BE MISSED



Entrance Porch

Enclosed vestibule with solid oak front door, and glazed georgian bar door to reception hall.

Hallway 3.42m x 2.71m (11'3" x 8'11")

Panelled hallway with 'Karndean' flooring, tall radiator and staircase to the first floor.

Cloakroom / WC

UPVC window to the front aspect, inset square wash hand basin, and WC.



Lounge 3.94m x 4.77m (12'11" x 15'8")

Bay window to the front aspect, two side windows, central heating radiator, coving and decorative mouldings.

Living Room / Dining Room 5.84m x 4.34m (19'2" x 14'3")

Leaded light UPVC window to the front aspect, inglenook, glazed door to the sun room, central heating radiators.

Dining Kitchen 3.90m x 5.61m (12'10" x 18'5")

Stunning fitted kitchen incorporating base and wall units, granite work tops, island with five burner gas hob and canopy extractor. There is a built in double oven, coffee maker, combination microwave, instant hot water and integrated dishwasher. There is an external door giving access to the drive and double patio doors to the garden, with an under stairs store housing the central heating boiler and plumbed for automatic washing machine.



Study 2.36m x 3.61m (7'9" x 11'10")

Windows to front and rear aspect, central heating radiator.

Sun Room 2.39m x 3.33m (7'10" x 10'11")

Double patio doors to rear garden, square arch to the study.





Landing

Half landing with double glazed window to the rear aspect. Main landing has fitted cupboards housing the central heating hot water cylinder. There is a loft hatch access which has power and light, window and is part boarded.

Master Bedroom 5.79m x 4.45m (19'0" x 14'7")

Leaded light window to the front aspect, two side windows into inglenook, fitted with a vast range of wardrobes and drawers, glazed door to large en suite.

En Suite

Double shower cubicle with thermostatic power shower, tiled floor WC, wall mounted wash hand basin, UPVC double glazed window to the rear aspect.

Bedroom Two 4.88m x 3.94m (16'0" x 12'11")

Double glazed bay window to the front aspect, door to en suite, fitted with a range of wardrobes.

En Suite

Double glazed window to the side aspect, tiled walls and floor, corner shower cubicle with Aqualisa thermostatic power shower, WC, and wall mounted wash hand basin.



Bedroom Three 3.39m x 2.73m (11'1" x 8'11")

Double glazed window to the front aspect, central heating radiator.

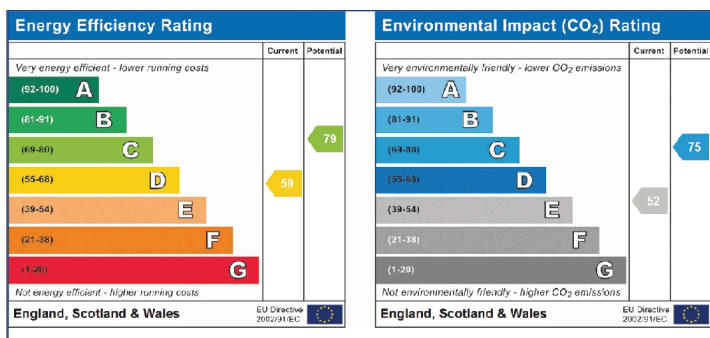
Bedroom Four 2.70m x 2.54m (8'10" x 8'4")

Double glazed window to the rear aspect, fitted wardrobe, central heating radiator.

Family Bathroom

Double glazed window to the rear aspect, bath, shower cubicle with thermostatic power shower,





Disclosure

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

Gardens

Beautiful mature rear garden, laid to lawn, mature beds with a wide variety of plants, shrubs and trees. The garden is on two levels, the second accessed down two steps has a timber built summer house which enjoys a southerly aspect.

Garage

Detached tandem garage with up and over door, with power, lighting and water.

Northwood (Southport & Ormskirk) Limited

01704 545 657

northwooduk.com