



Lathom Road, Southport PR9 0JH

-  **Detached House**
-  **Five Bedrooms**
-  **Accommodation Over 4 Floors**
-  **Suite Of Cellar Rooms**
-  **Three Bathrooms**
-  **Detached Stable Block**

A substantial double fronted detached house of considerable charm and character, located within a moments walk from Southport's Promenade and the facilities of the town centre.

The property offers highly individual accommodation which can only be appreciated fully upon an internal inspection and would, in the opinion of the Agent, suit buyers seeking a generously proportioned family home located within walking distance of the town centre.

The accommodation is arranged over four floors briefly comprising: Imposing Entrance Hallway, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room and Cloakroom/WC on the ground floor. There are four Bedrooms, Study, Family Bathroom and Separate WC on the first floor, with a further two Bedrooms and Shower Room on the second floor that could be an ideal teenage suite. The basement offers a suite of Store Rooms, whilst a good size garden to the rear has a detached former stable.

The property occupies an ideal location adjacent to the Promenade and the Municipal Golf Course, particularly well placed for access to Southport Town Centre and the Beach.

Price: £325,000 Subject to Contract

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



GROUND FLOOR:

ENTRANCE VESTIBULE: Panelled glazed entrance double doors to front, tiled floor, entrance door with leaded inserts and accompanying side panels leading to Hallway

HALLWAY Dado rail, decorative original cornice style coving to moulded ceiling, staircase to first floor landing and door giving access to cellar

CLOAKROOM Obscure sash window to side, fitted two piece suite comprising wall mounted wash hand basin and low-level wc, tiled splashback.

LIVING ROOM 23' 3" into bay x 14' 1" (7.09m x 4.29m) Leaded sash bay window to front, single glazed sash window to rear, sash window to rear, upvc triple glazed leaded light windows either side of the decorative original fireplace with tiled surround, decorative original cornice style coving to moulded ceiling

DINING ROOM 12' 6" x 11' 3" (3.81m x 3.43m) Single glazed leaded sash window to rear, coving to ceiling

KITCHEN/BREAKFAST ROOM 16' 11" x 13' 4" (5.16m x 4.06m) Fitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in electric double oven, built-in four ring gas hob, single glazed leaded sash bay window to front, decorative cornice style coving to moulded ceiling

UTILITY ROOM 11' 3" x 11' 3" (3.43m x 3.43m) Fitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, two leaded sash windows to rear, panelled part glazed back door to garden

FIRST FLOOR:

LANDING Leaded light sash window to side, dado rail, coving to ceiling

BEDROOM 1 19' 6" x 14' 1" (5.94m x 4.29m) Upvc double glazed leaded window to rear, two upvc double glazed windows to front, coving to ceiling.

BEDROOM 2 13' 10" x 13' 4" (4.22m x 4.06m) Upvc double glazed bay window to front, coving to ceiling

BEDROOM 3 12' 6" x 11' 3" (3.81m x 3.43m) Upvc double glazed leaded window to rear

STUDY 9' 11" x 6' 5" (3.02m x 1.96m) Upvc double glazed window to front

BATHROOM Fitted with four piece white suite comprising corner bath with hand shower attachment, pedestal wash hand basin, shower enclosure and low-level wc, tiled surround, heated towel rail, wall mounted mirror, shaver point and light, upvc obscure double glazed window to rear

WC Obscure single glazed sash window to rear, fitted with two piece white suite comprising pedestal wash hand basin, low-level wc and wall mounted mirror

SECOND FLOOR:

LANDING Leaded light sash window to side, dado rail, built in storage cupboards

BEDROOM 4 13' 10" x 13' 4" (4.22m x 4.06m) Single glazed sash window to side, upvc double glazed leaded window to front, sloping ceiling

BEDROOM 5 14' 1" x 12' 6" (4.29m x 3.81m) Upvc double glazed leaded window to front, upvc double glazed leaded window to rear

SHOWER ROOM Fitted with three piece suite comprising double shower enclosure, vanity wash hand basin and low-level wc, extractor fan, wall mounted mirror, shaver point and light

BASEMENT: Cellar Room 1) 4.32m (14'2") x 3.43m (11'3") Single glazed leaded window to rear, panelled part glazed rear door to garden.

Cellar Room 2) 3.46m (11'4") x 3.30m (10'10") Single glazed window to rear, built-in boiler cupboard, housing gas boiler and hot water cylinder, door to:

Cellar Room 3) 5.02m (16'6") x 2.66m (8'9") Single glazed window to side.

Bathroom 2.57m (8'5") x 1.89m (6'2") Fitted with three piece white suite comprising deep panelled bath with separate shower over, pedestal wash hand basin and low-level wc, obscure single glazed window to side, built-in airing cupboard.

Store Room 2.60m (8'6") x 1.90m (6'3") Fitted with a matching range of base cupboards with worktop space.

Garage Integral garage with double doors to front, power and light connected, obscure single glazed window to side.

OUTSIDE: The property stands in established gardens, the front providing paved driveway leading to the garage, whilst the rear has paved patio leading to lawn with established borders, detached Stable and Summerhouse.

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.

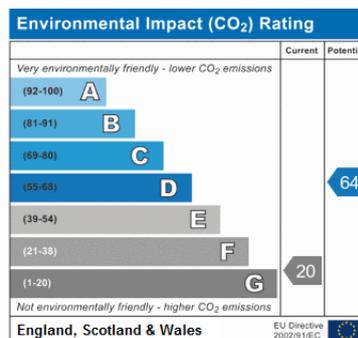
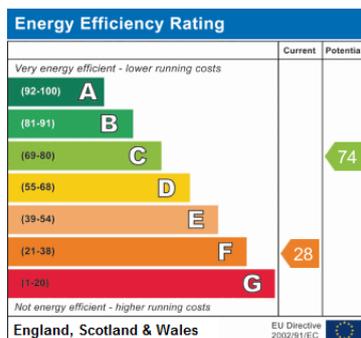
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 336.6 sq. metres (3623.0 sq. feet)



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