



Irton Road, Southport PR9 9DY

-  **Semi Detached House**
-  **Planned Over Three Floors**
-  **Six Bedrooms**
-  **Fitted Dining Kitchen**
-  **En-Suite To Principal Bedroom**
-  **Gardens and Parking**

**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this beautifully presented, substantial semi-detached family house planned over three floors and a rear garden with sunny aspect.

In the opinion of the Agents, the property offers well planned and pleasantly proportioned accommodation which briefly comprises Reception Hall, Front Lounge, Rear Living Room, open plan Dining Kitchen, Utility Room and WC to the ground floor with four Bedrooms and four piece Family Bathroom to the first. There is a traditional staircase from the first floor landing leading to two further Bedrooms and Store Room on the second floor. There are gardens to the front and rear of the property, the rear garden having a sunny aspect, the front incorporating parking.

Irton Road is located off Roe Lane, convenient for access to local shops, schools and the town centre.

**Price: £330,000** Subject to Contract

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

## GROUND FLOOR:



**RECEPTION HALL** 16' 2" x 11' 3" (4.93m x 3.43m) Entrance door with leaded insert, three secondary glazed leaded light windows to front, ornamental open fire set in cast-iron grate, mantle, Karndean flooring, dado rail and picture rail, coving to ceiling, returning spindled staircase with decorative newel posts to first floor landing, built in under stairs storage cupboard.

**LOUNGE** 16' 3" into bay x 13' (4.95m x 3.96m) Upvc double glazed bay window to front, coal effect gas fire in surround, coving to ceiling.

**LIVING ROOM** 19' 11" into bay x 13' (6.07m x 3.96m) Upvc double glazed bay window to rear with French doors to garden, coal effect gas fire set in timber surround, picture rail, coving to ceiling, door to Kitchen/Dining Room.



**KITCHEN/DINING ROOM** 20' 4" x 11' 4" (6.2m x 3.45m) Fitted with a matching range of modern shaker style base and eye level cupboards with concealed under unit lighting, worktop space incorporating stainless steel sink unit with single drainer and mixer tap. Integrated appliances include fridge/freezer and dishwasher, built-in electric oven and grill, built-in four ring gas hob with extractor hood over, four upvc double glazed windows to side, door to Utility Room.

**UTILITY ROOM** 12' 9" x 11' 4" (3.89m x 3.45m) Overall measurements fitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer and tumble dryer, upvc double glazed window to side, wall mounted gas combination boiler, upvc double glazed side door to garden, door to WC.

**WC** Upvc obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level wc.

## FIRST FLOOR:

**LANDING** Upvc double glazed leaded light window to side, dado rail, coving to ceiling, returning staircase to second floor landing.

**BEDROOM 1** 16' 10" x 13' (5.13m x 3.96m) Upvc double glazed bay window to front, ornamental fireplace set in tiled Victorian style surround, picture rail, coving to ceiling, sliding door to built in wardrobe, door to En-Suite.

**EN-SUITE** Fitted with three piece modern white suite comprising pedestal wash hand basin, shower cubicle with fitted shower above and matching shower base and close coupled wc, extractor fan.



**BEDROOM 2** 12' 10" x 12' 7" (3.91m x 3.84m) Two upvc double glazed windows to rear.

**BEDROOM 3** 11' 8" x 8' 11" (3.56m x 2.72m) Upvc double glazed window to rear, fitted shelving.

**BEDROOM 4** 11' 4" x 8' 10" (3.45m x 2.69m) Upvc double glazed window to front, dado rail, coving to ceiling.

**FAMILY BATHROOM** 11' 1" x 8' 11" (3.38m x 2.72m) Fitted with four piece modern white suite comprising roll top bath with hand shower attachment, pedestal wash hand basin, double shower enclosure with fitted shower above and matching shower base and close coupled wc, heated towel rail, extractor fan, shaver point, two upvc obscure double glazed windows to side.

## SECOND FLOOR:

**LANDING** Upvc double glazed window to side, dado rail, walk in storage cupboard into the eaves.

**BEDROOM 5** 12' 10" x 11' 4" (3.91m x 3.45m) Upvc double glazed window to front, fitted shelving and cupboards.

**BEDROOM 6** 12' 10" x 12' 6" (3.91m x 3.81m) Upvc double glazed window to rear, ornamental fireplace with cast-iron grate.

**OUTSIDE:** A block paved driveway to the front provides off road parking for a number of cars with established borders. The rear garden, accessed via a timber gate to side, is arranged with raised timber decked area leading to paved patio and lawn beyond with mature plants, shrubs and trees.

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

**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. 92.8 sq. metres (999.3 sq. feet)



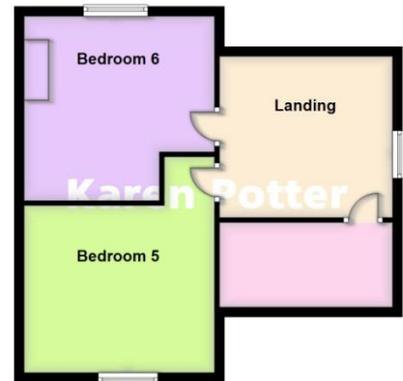
**First Floor**

Approx. 80.1 sq. metres (862.3 sq. feet)



**Second Floor**

Approx. 47.5 sq. metres (511.4 sq. feet)



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | 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 |   |         |           |
|   |   | 61      | 67        |
| EU Directive 2002/91/EC                     |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92-100)  | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
|   |   | 53      | 62        |
| 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. Details prepared 18/05/2018