



Curlett Jones Estates

Your Local Property People

Cemetery Road,
Southport,
Merseyside.
PR8 5EF

495,000



- A Very Extensive and Unique Property
- Large Semi-detached 7 Bedroom House
- Luxury Detached 2 Bedroom Bungalow
- Self Contained Two Bedroom Granny Flat
- Excellent Location Close to Southport Town Centre
- High Quality Fixtures & Fittings
- Private Gated Driveway for 5 plus vehicles
- Substantial Plot
- Freehold



Ref: PRA12014

Viewing Instructions: Strictly By Appointment Only

Curlett Jones Estates, 631 Lord Street, Southport, PR9 0AN
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General Description

On for Auction with Pattinson Auctions. A very RARE opportunity to purchase this very UNIQUE EXTENSIVE Property. Comprising of a large 7 Double bedroom house with Two Kitchens and Living Room with period features, A self contained Two Bedroom Granny Flat with Living Room, Kitchen and Conservatory and a luxury 2 bedroom detached bungalow tucked away behind large double gates. Viewing is a MUST!

Accommodation



Living Room (15' 0" x 13' 0") or (4.56m x 3.96m)



Kitchen 1 (12' 11" x 13' 0") or (3.93m x 3.96m)



Kitchen 2 (13' 0" x 13' 0") or (3.97m x 3.96m)

Utility Room (5' 0" x 7' 5") or (1.52m x 2.26m)

Bedroom 1 (15' 1" x 17' 3") or (4.59m x 5.26m)

Bedroom 2 (13' 2" x 11' 8") or (4.02m x 3.55m)

Bedroom 3 (14' 1" x 12' 0") or (4.28m x 3.66m)

Bedroom 4 (15' 0" x 17' 3") or (4.58m x 5.26m)

Bedroom 5 (9' 7" x 17' 3") or (2.93m x 5.26m)



Bedroom 6 (13' 3" x 6' 7") or (4.04m x 2.00m)



Bedroom 7 (16' 6" x 17' 3") or (5.04m x 5.26m)

Granny Flat - Living Room (15' 11" x 9' 0") or (4.86m x 2.75m)

Granny Flat - Kitchen (11' 0" x 12' 0") or (3.36m x 3.66m)

Granny Flat - Conservatory (14' 2" x 12' 0") or (4.31m x 3.66m)

Granny Flat - Bedroom 1 (13' 11" x 12' 0") or (4.24m x 3.66m)

Granny Flat - Bedroom 2 (12' 6" x 10' 3") or (3.81m x 3.12m)

Granny Flat - Bathroom (9' 2" x 5' 0") or (2.80m x 1.52m)



Bungalow - Living Room (12' 6" x 20' 8") or (3.81m x 6.29m)



Bungalow - Reception Room (13' 9" x 18' 7") or (4.19m x 5.66m)



Bungalow - Kitchen (25' 0" x 9' 10") or (7.61m x 2.99m)



Bungalow - Bedroom 1 (12' 2" x 7' 9") or (3.70m x 2.36m)



Bungalow - Bedroom 2 (12' 2" x 9' 5") or (3.70m x 2.88m)

Bungalow - Utility Room (6' 0" x 6' 11") or (1.83m x 2.10m)

Bungalow - Bathroom (7' 3" x 10' 10") or (2.21m x 3.29m)

Bungalow - Workshop (11' 6" x 10' 10") or (3.50m x 3.29m)

Services

Mains water, mains electricity, mains gas, mains drainage

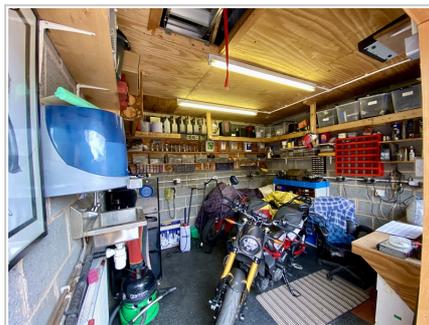
EPC Rating:48

Tenure

We are informed that the tenure is Freehold

Council Tax

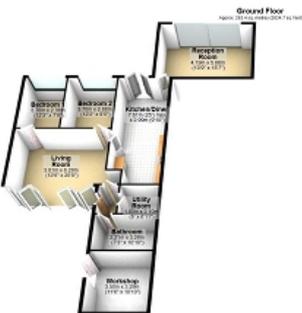
Band D







Total area approx. 496.8 sq metres (5355 sq feet)



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.