



Description

The house named Tarka Lodge was built in 1998, it is one of five individual self builds on a strip of land within Jericho Farm Close. It has the largest plot of the five self builds and benefits from on road parking for up to 3 cars. The construction was ahead of its time and is a very warm insulated house with extra thick walls made of 5" internal 7' Nuton Blockwork, 3' Rockwool Insulation bats, a 1" air cavity and a 4" face brick. That is an overall thickness of 13" before plaster. The skins of block and brick are held together with heavy duty stainless steel brick- ties. This was constructed on a substantial Concrete Raft Foundation, which flows right through the whole structure including the conservatory and garage area. The house has a solid block-work core to either side of the stairway. All doors from habitable rooms opening on to the stairway are fire rated and have self-closing springs as per fire regulations at the time of building. The ground floor has a higher ceiling than most new builds to give the impression of a more traditional build. The roof is of traditional build of 7" x 2" timber rafters supported on 2 lines of 9" x 3" purlins with concrete tiles over a breathable felt underlay, The barge boards and fascias are of solid PVC boards and so require no painting. All windows and doors are white PVC double glazed. The front garden which can accommodate up to 3 cars off road is block paved with substantial plants and trees. The rear of the property has a large concrete strip for ease of access to the bin storage to the left and to the right the side garden which is of a good size and manageable. There is a pagoda sitting area and a paved area for dining or BBQ. The garden has substantial trees and plants. The area is very quiet has great access to public transport and good local schools; The promenade is 5 minutes' walk away Otterspool park is on your doorstep. Seton Park is just 10 minutes walk away. The house is close to local restaurants and a short walk or bus ride to Lark Lane. The house has been a rental for some years thus showing some wear and tear so needs some TLC and upgrading. The property would suit a family or even a business perhaps a nursery or another such small venture.

Situated

Off Jericho Lane in a sought after residential location close to Aigburth Road and Aigburth Vale amenities, bars and restaurants, Otterspool promenade and schooling with good transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Hallway, two lounges, Open plan Kitchen/Diner leading into Conservatory, WC, Utility Room, a versatile room currently used as a gym with its own Shower Room/WC.

First Floor

Four Bedrooms (two with en suite shower rooms and one with a balcony), Bathroom/WC.

Second Floor

Two Bedrooms, Study.

Outside

Driveway, Garage and Rear Garden.

EPC Rating

C

Council Tax Band

E

Tenure

Freehold