



-  Semi Detached House
-  Three Bedrooms
-  Large Rear Garden

-  Brick Outbuilding
-  Driveway Access To Rear
-  No Chain

Price: £219,950 Subject to Contract

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





Occupying a cul de sac position and offered for sale with no onward chain, this well presented, three bedroom semi-detached house has a good size rear garden and brick outbuilding with driveway access from Kew Road.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, Lounge and Kitchen to the ground floor with three Bedrooms and Shower Room upstairs.

Outside, the front is paved for ease of maintenance, whilst the good size rear garden has raised paved patio, extensive shaped lawn and brick outbuilding offering potential for home office, gym or workshop. Twin timber gates at the foot of the garden give access to a driveway onto Kew Road.

Dinorwic Road forms part of a highly sought after residential area, convenient for local primary & secondary schools and public transport facilities. The many amenities of Birkdale Village are also readily accessible.



Ground Floor:

Hall

Living Room - 4.52m overall x 3.48m (14'10" x 11'5")

Lounge - 3.53m into bay x 3.48m (11'7" x 11'5")

Kitchen - 4.22m overall x 2.44m (13'10" x 8'0")

WC

First Floor:

Landing

Bedroom 1 - 4.22m x 3.2m (13'10" x 10'6")

Bedroom 2 - 3.56m into bay x 3.43m (11'8" x 11'3")

Bedroom 3 - 2.72m x 2.34m (8'11" x 7'8")

Shower Room - 1.78m x 1.75m (5'10" x 5'9")

Outside: The front is paved for ease of maintenance, whilst the good size rear garden has raised paved patio, extensive shaped lawn and brick outbuilding measuring (14'4") x 2.87m (9'5"). The staircase was removed by the current owner but could be reinstated by a buyer to access and utilise the first floor. Twin timber gates at the foot of the garden give access to a driveway onto Kew Road.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

Tenure: The vendor has supplied written confirmation that the property is **FREEHOLD**

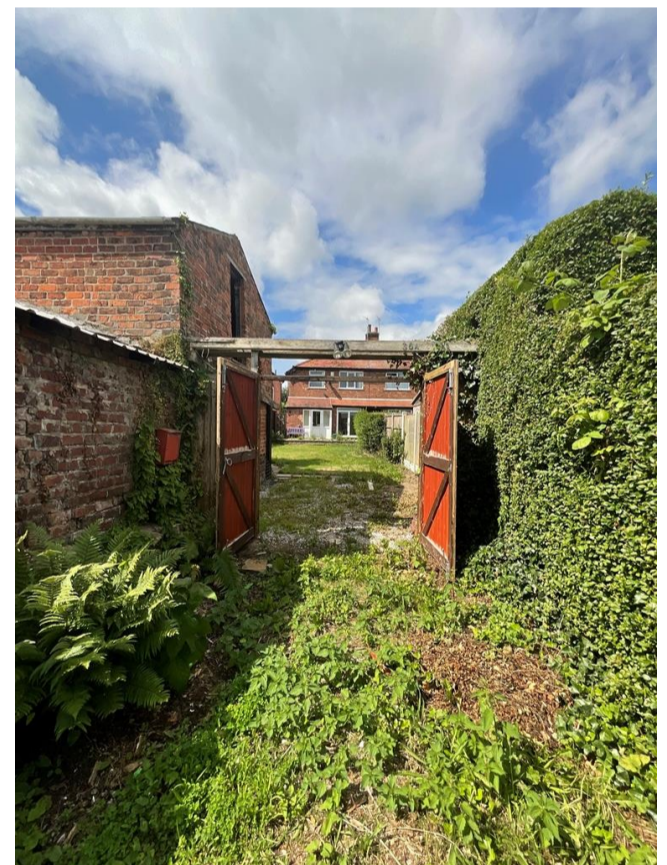
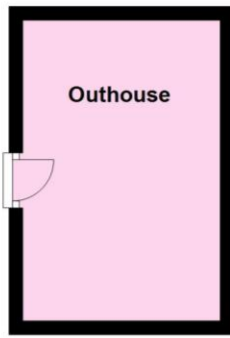
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 101.7 sq. metres (1094.5 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 83 |
| (55-68) D | | 70 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 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. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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