



-  End Terraced House
-  Three Bedrooms
-  Fitted Kitchen/Dining Room

-  Low Maintenance Gardens
-  No Chain
-  Inspection Recommended

**Price: £199,950** Subject to Contract

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







Constructed by Bellway Homes in 2012, this double fronted end terraced house offers well planned accommodation with low maintenance gardens, in a popular area within central Southport.

Installed with gas central heating and double glazed throughout, the accommodation briefly comprises: Hall, Cloakroom/WC, Living Room and Kitchen/Dining Room to the ground floor with three Bedrooms and Bathroom/WC to the first.

Outside, there is a south westerly facing, low maintenance garden with summerhouse, shed and outdoor bar whilst there is an allocated parking space in the residents car park.

Moreland Drive is located off Pilkington Road which, in turn, is located between Scarisbrick New Road and Forest Road where there are public transport facilities to the town centre. There are primary and secondary schools within the vicinity together with King George V Sixth form college at Scarisbrick New Road.





## Ground Floor:

Hall

Cloakroom/WC

**Living Room** - 4.62m plus bay x 3.05m overall  
(15'2" x 10'0")

**Kitchen/Dining Room** - 4.62m x 3.25m overall  
(15'2" x 10'8")

First Floor:

Landing

**Bedroom 1** - 3.99m x 2.51m (13'1" x 8'3")

**Bedroom 2** - 3.45m x 2.51m (11'4" x 8'3")

**Bedroom 3** - 2.29m x 2.01m (7'6" x 6'7")

**Bathroom** - 2.95m x 2.01m (9'8" x 6'7")

**Outside:** There is a south westerly facing, low maintenance garden with summerhouse, shed and outdoor bar whilst there is an allocated parking space in the residents car park.

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

**Tenure:** Leasehold for a period of 150 years from the 1<sup>st</sup> January 2010 with a ground rent of £267 p/a

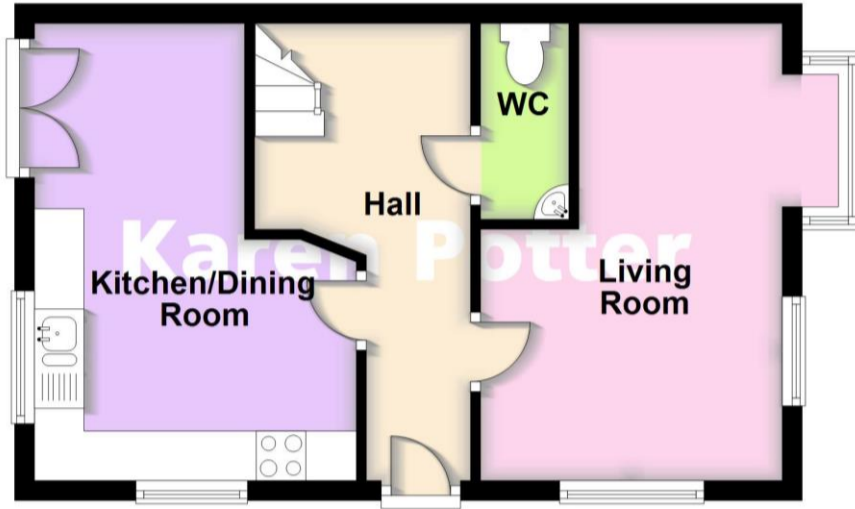
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.





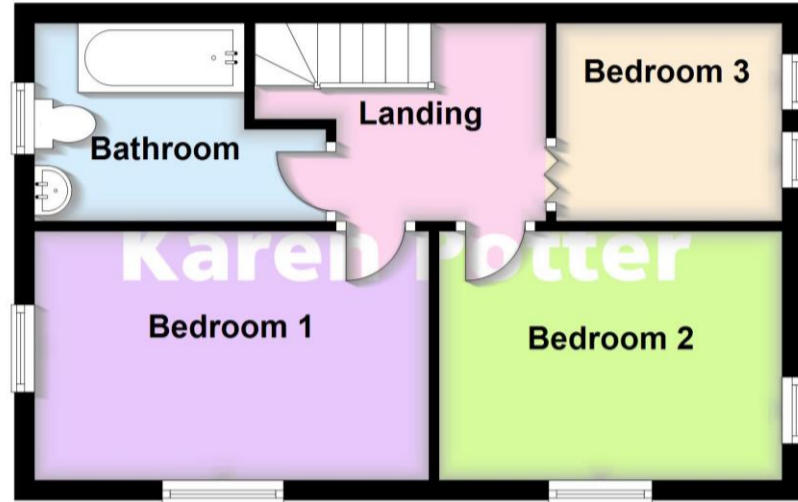
### Ground Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 70.0 sq. metres (753.2 sq. feet)

# AWAITING EPC

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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