



-  Detached Family House
-  Extended To Rear
-  Three Bedrooms

-  Requires General Updating
-  Garage & Parking
-  Mature Rear Garden

Price: £325,000 Subject to Contract

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





An early inspection is recommended of this well planned, detached family house which is located within a much sought after residential area, conveniently placed for access to Churchtown Village and highly regarded local schools.

Extended to the rear, the gas centrally heated and double glazed property would benefit from a programme of general updating and briefly comprises: Entrance Vestibule, Hall, Cloaks/WC, Front Living Room, Rear Lounge with Dining Area and Kitchen/Breakfast Room to the ground floor with three Bedrooms and Shower Room/WC to the first floor.

Outside there are established gardens to the front and rear, the front incorporating parking with a block paved driveway leading to a Garage. The rear garden is a particular feature arranged with paved patio leading to shaped lawn with well stocked established borders.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom/WC

Lounge - 4.34m x 3.81m (14'3" x 12'6")

Living Room - 4.27m x 3.45m (14'0" x 11'4")

Dining Area - 3.25m x 2.72m (10'8" x 8'11")

Kitchen - 4.83m x 2.51m (15'10" x 8'3")



First Floor:

Landing

Bedroom 1 - 4.22m x 3.58m (13'10" x 11'9")

Bedroom 2 - 4.27m x 3.58m (14'0" x 11'9")

Bedroom 3 - 2.69m x 2.41m (8'10" x 7'11")

Shower Room - 2.95m overall x 2.41m (9'8" x 7'11")

Outside: There are established gardens to the front and rear, the front incorporating parking with a block paved driveway leading to a **Garage** measuring 4.80m (15'9") x 2.55m (8'5") with power and light connected. Beyond the garage are two brick built garden stores. The rear garden is a particular feature arranged with paved patio leading to shaped lawn with well stocked, established borders.

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

Tenure: Freehold

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

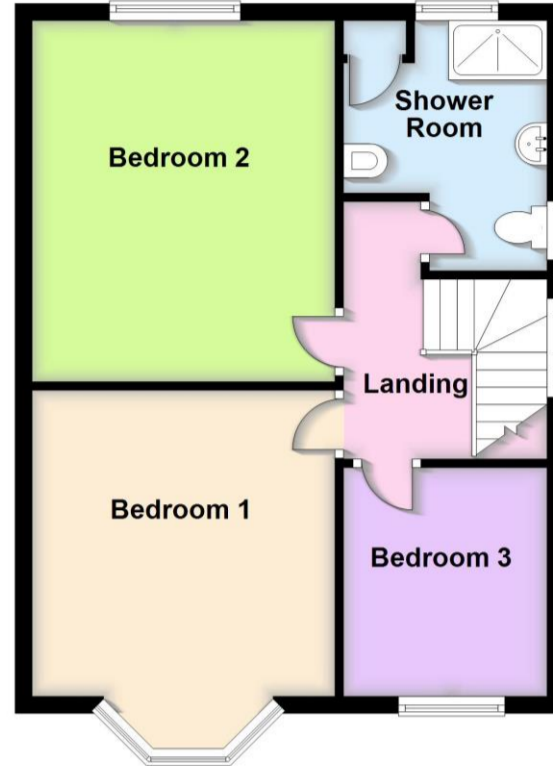
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Ground Floor
Approx. 66.4 sq. metres (714.5 sq. feet)



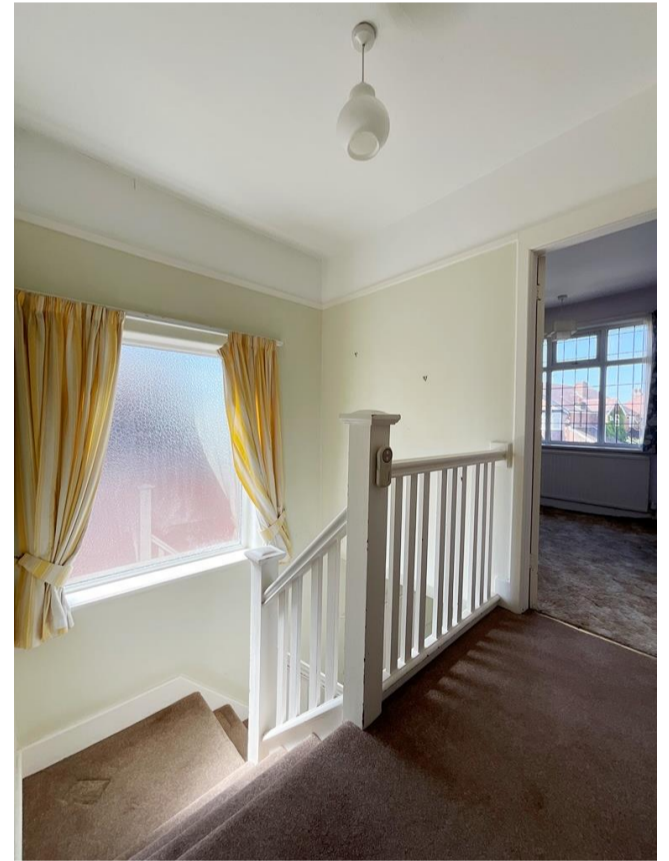
First Floor
Approx. 48.7 sq. metres (524.1 sq. feet)



Total area: approx. 115.1 sq. metres (1238.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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