



-  Double Fronted Detached House
-  Four Bedrooms – One En-Suite
-  Three Receptions & Conservatory

-  Suite Of Cellar Rooms
-  Garage & Parking
-  Magnificent Rear Garden

Price: £575,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this particularly well presented, double fronted detached family house which, in the opinion of the Agents, offers excellent family accommodation of considerable character.

The gas centrally heated and double glazed accommodation briefly comprises Enclosed Vestibule, Hall, Fitted Cloakroom/WC, Front Lounge, Front Living Room, Dining Room, modern fitted Kitchen and Conservatory to the ground floor with four Bedrooms (one with En-Suite Shower Room) and Family Bathroom to the first floor. In addition, there is an extensive Basement including storage rooms, Utility Room and integral Garage.

There are gardens to the front and rear of the property, the front incorporating ample parking space, the rear garden being a particular feature arranged with paved patio areas, shaped lawn and well stocked mature borders with a variety of mature plants, shrubs and trees.

Chambres Road is located off Scarisbrick New Road, there are local schools within the vicinity together with King George V 6th Form College. Southport Town Centre is readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom/WC

Living Room - 5.77m into bay x 4.32m (18'11" x 14'2")

Lounge - 5.18m overall x 4.5m (17'0" x 14'9")

Dining Room - 4.5m x 4.09m (14'9" x 13'5")

Kitchen - 4.47m x 2.34m (14'8" x 7'8")

Conservatory - 2.9m x 2.57m (9'6" x 8'5")

First Floor:

Landing

Bedroom 1 - 6.27m x 4.65m overall (20'7" x 15'3")

Bedroom 2 - 5.72m into bay x 4.32m (18'9" x 14'2")

En-Suite Shower Room - 2.84m x 0.94m (9'4" x 3'1")

Bedroom 3 - 4.5m x 4.09m (14'9" x 13'5")

Bedroom 4 - 3.15m x 2.34m (10'4" x 7'8")

Bathroom - 2.84m x 2.34m (9'4" x 7'8")

Basement:

Utility 6.09m (20') x 3.36m (11') - **Store** 3.46m (11'4") x 1.66m (5'5") - **Cellar** 5.73m (18'10") into bay x 4.33m (14'2") - **Store** 3.21m (10'6") x 2.34m (7'8") - **Store** 2.74m (9') x 2.62m (8'7") - **Cellar** 4.51m (14'9") x 4.06m (13'4") - **Garage** 5.20m (17'1") max x 4.51m (14'9")

Outside: There are gardens to the front and rear of the property, the front incorporating ample parking space, the rear garden being a particular feature arranged with paved patio areas, shaped lawn and well stocked mature borders with a variety of mature plants, shrubs and trees.

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

Tenure: Freehold:

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

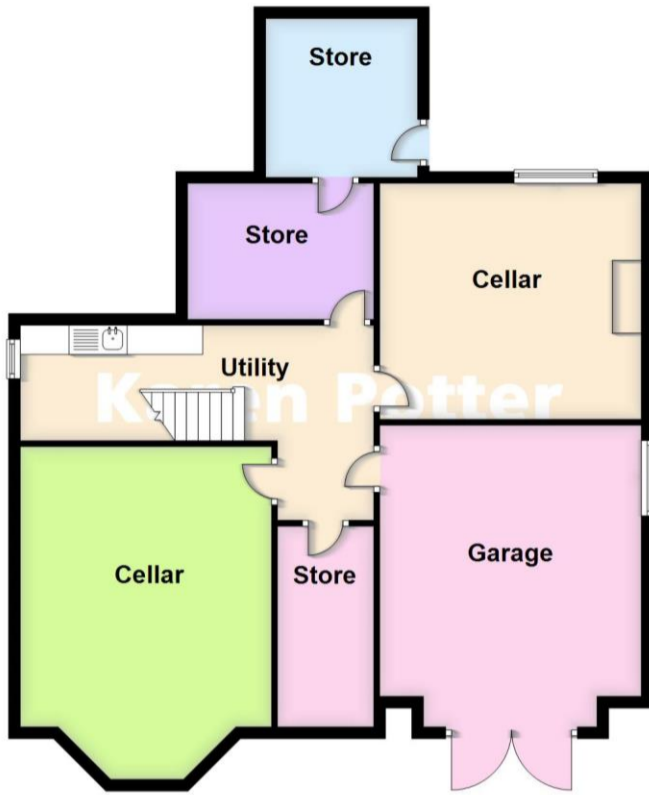
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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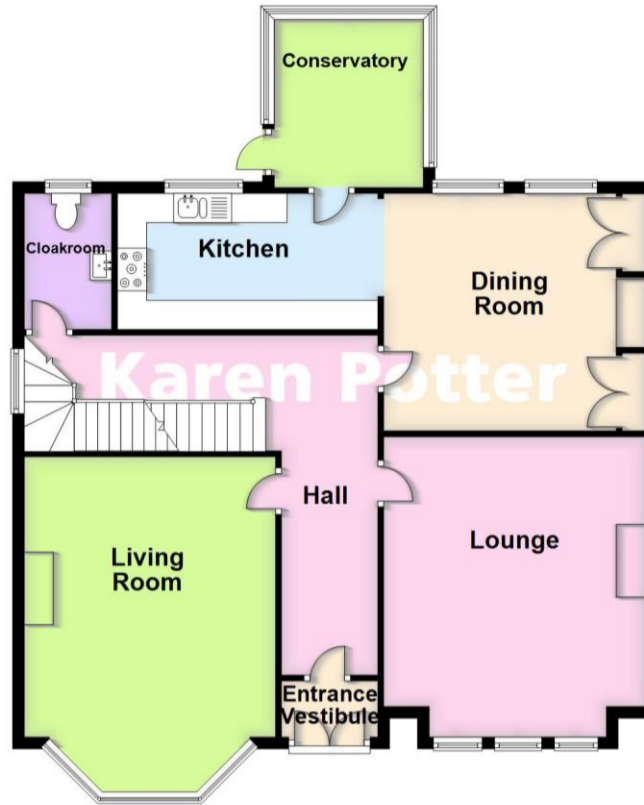
Basement

Approx. 101.6 sq. metres (1093.2 sq. feet)



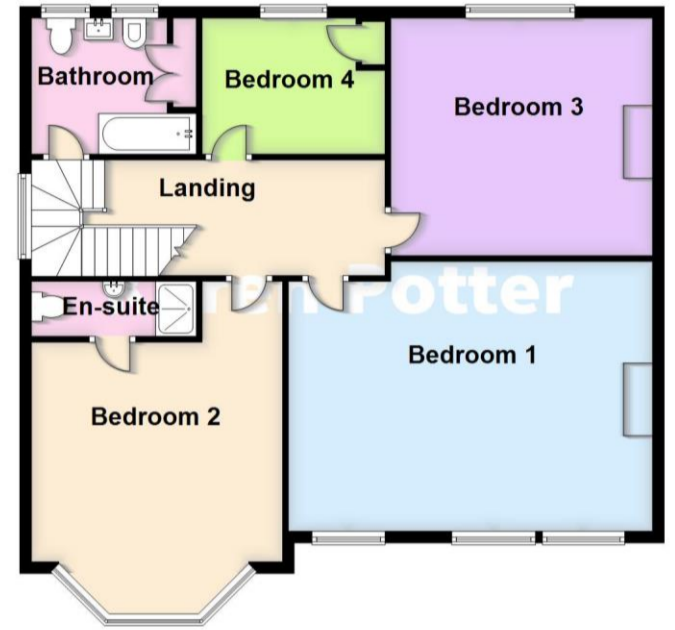
Ground Floor

Approx. 107.7 sq. metres (1159.5 sq. feet)

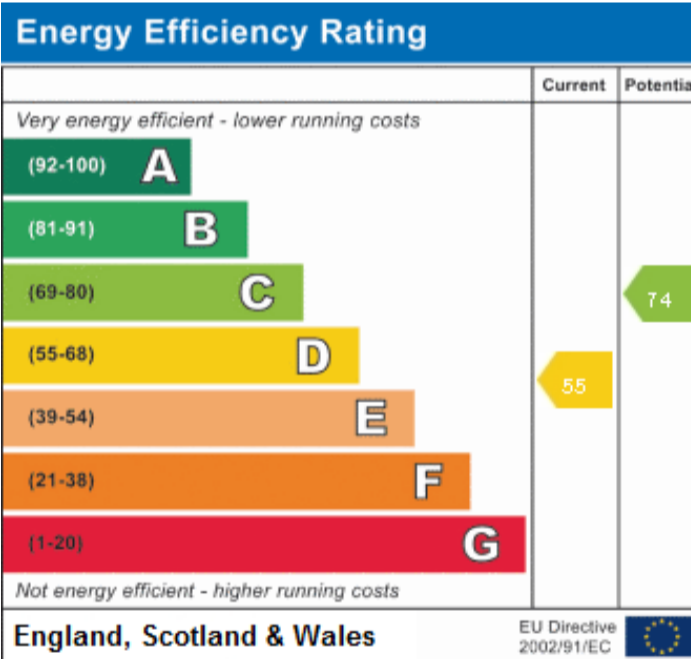


First Floor

Approx. 97.4 sq. metres (1048.6 sq. feet)



Total area: approx. 306.7 sq. metres (3301.3 sq. feet)



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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