



-  Extended Detached House
-  Comprehensively Modernised
-  Four Bedrooms – One En-Suite
-  Two Receptions & Dining Kitchen
-  Landscaped Gardens
-  Inspection Recommended

**Price: £399,950** Subject to Contract

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







**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this exceptional, detached family house, located in a sought after residential area convenient for access to Ainsdale Village and the beach.

The extended property has been recently, and comprehensively, renovated to include a new fitted kitchen with AEG integrated appliances; new bathroom; new cloakroom/WC; re-plastering; new central heating system; new floor coverings; re-decoration and the overhaul of the electrical installation.

Arranged over two floors, the accommodation is installed with double glazing and briefly comprises: Hall, Fitted Cloakroom/WC, Lounge, Living Room and Fitted Dining Kitchen to the ground floor with three double Bedrooms and Bathroom to the first floor.

Outside, there are landscaped gardens to the front and rear of the property, the front incorporating parking, the rear is landscaped with paved patio leading to raised, shaped lawn and ornamental pond.





## Ground Floor:

### Hall

**Cloakroom/WC** - 1.55m x 1.04m (5'1" x 3'5")

**Lounge** - 5.16m x 2.64m (16'11" x 8'8")

**Living Room** - 7.06m x 3.35m overall (23'2" x 11'0")

**Kitchen/Dining Room** - 6.1m overall x 4.95m overall (20'0" x 16'3")

## First Floor:

### Landing

**Bedroom 1** - 3.81m x 3.1m (12'6" x 10'2")

**En-Suite Shower Room** 2.52m (8'3") max x 1.99m (6'6")

**Bedroom 2** - 3.15m x 3.1m (10'4" x 10'2")

**Bedroom 3** - 4.09m x 2.64m (13'5" x 8'8")

**Bedroom 4** - 2.9m x 2.64m (9'6" x 8'8")

**Bathroom** - 2.08m x 1.98m (6'10" x 6'6")

**Outside:** There are landscaped gardens to the front and rear of the property, the front incorporating parking, the rear is landscaped with paved patio leading to raised, shaped lawn and ornamental pond.

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

**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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**Ground Floor**  
Approx. 75.6 sq. metres (814.1 sq. feet)



**First Floor**  
Approx. 56.0 sq. metres (602.9 sq. feet)



Total area: approx. 131.6 sq. metres (1416.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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