






-  Extended Semi Detached House
-  Three Bedrooms
-  Three Reception Rooms

-  Parking and Detached Garage
-  Established Gardens
-  Inspection Recommended

**Price: £385,000** Subject to Contract

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







Located in a popular residential area, convenient for access to a number of primary and secondary schools, this extended semi-detached family house with three bedrooms and three reception rooms is not to be missed!

The well planned, gas centrally heated and double glazed accommodation is arranged over two floors comprising: Porch, Hall, Front Dining Room, Living Room, Sun Room, Shower Room and Fitted Kitchen to the ground floor with three Bedrooms, Bathroom and separate WC to the first.

Outside, a paved driveway provides off road parking and leads to a single detached garage. The rear garden is a particular feature, backing onto Southport Rugby Club, and includes a private covered entertainment area which leads to an established lawn area with mature trees and bushes.

Lynton Road is a turning off Waterloo Road where there are local shops and public transport facilities to the town centre. The many amenities of Birkdale Village are readily accessible together with a number of primary and secondary schools. Hillside railway station on the Southport/Liverpool commuter line is within a convenient distance.





## Ground Floor:

**Porch**

**Hall**

**Dining Room** - 3.93m x 3.66m (12'10" x 12'0") Plus bay

**Living Room** - 4.55m x 3.66m (14'11" x 12'0")

**Sun Room** - 4.24m x 3.15m (13'10" x 10'4")

**Shower Room** - 1.37m x 1.68m (4'6" x 5'6") Overall

**Kitchen** - 5.53m x 2.34m (18'1" x 7'8")

## First Floor:

**Bedroom 1** - 3.93m x 3.66m (12'10" x 12'0") Plus bay

**Bedroom 2** - 4.55m x 3.66m (14'11" x 12'0")

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

**Bathroom** - 2.34m x 2.3m (7'8" x 7'6")

**WC** - 0.91m x 1.42m (3'0" x 4'8")

## Outside

Outside, a paved driveway provides off road parking and leads to a single detached garage. The rear garden is a particular feature, backing onto Southport Rugby Club, and includes a private covered entertainment area which leads to an established lawn area with mature trees and bushes.

## Council Tax

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

## Tenure

### 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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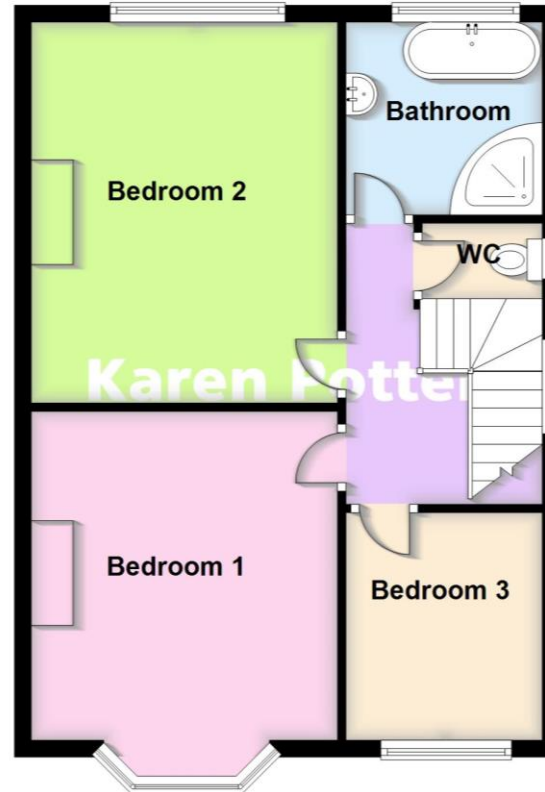
### Ground Floor

Approx. 76.4 sq. metres (822.5 sq. feet)



### First Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



Total area: approx. 129.0 sq. metres (1388.4 sq. feet)

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | 78        |
| (55-68) <b>D</b>                                   | 69                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <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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