



-  Traditional Semi Detached House
-  Front Doors Together Style
-  Four Bedrooms / Three Receptions

-  South West Facing Rear Garden
-  Central Southport Position
-  Inspection Recommended

Price: £295,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this imposing semi-detached family house which, in the opinion of the Agents, offers well planned accommodation of considerable character.

The gas centrally heated and double glazed accommodation briefly comprises Entrance Vestibule, Hall with Fitted Cloakroom/WC, Front Living Room with folding doors to Lounge, Dining Room, Kitchen, Garden Room and Utility to the ground floor with four Bedrooms and Bathroom to the first floor. In addition, there is a useful storage cellar accessed under the staircase.

The property stands in established gardens to the front and rear, the front incorporating off road parking with a charming garden to the rear arranged with paved patio, shaped lawn, timber garden store and brick built workshop.

The property occupies a particularly convenient location adjacent to Southport Town Centre with local shops also within the vicinity.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom/WC

Living Room - 4.27m into bay x 3.84m (14'0" x 12'7")

Lounge - 3.48m x 3.35m (11'5" x 11'0")

Dining Room - 3.45m x 3.33m (11'4" x 10'11")

Kitchen - 3.33m x 2.51m (10'11" x 8'3")

Garden Room - 4.39m x 3.33m (14'5" x 10'11")

Utility Room - 3.33m x 2.29m (10'11" x 7'6")

First Floor:

Landing

Bedroom 1 - 5.21m x 3.53m (17'1" x 11'7")

Bedroom 2 - 3.48m x 3.35m (11'5" x 11'0")

Bedroom 3 - 3.33m x 2.64m (10'11" x 8'8")

Bedroom 4 - 2.18m x 2.01m (7'2" x 6'7")

Bathroom - 2.39m x 2.18m (7'10" x 7'2")

Outside: There are gardens to the front and rear of the property, the front garden planned for ease of maintenance with block paved driveway providing parking spaces. The attractive, secluded and established rear garden offers a south westerly aspect and is planned with shaped lawn, paved patio, timber garden store and brick built workshop.

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

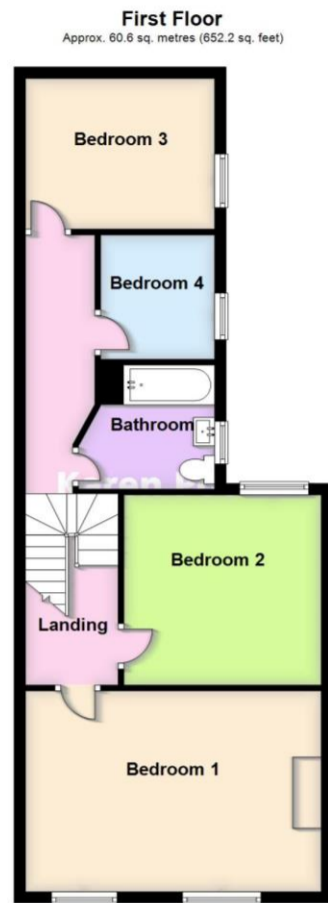
Tenure: Freehold

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>

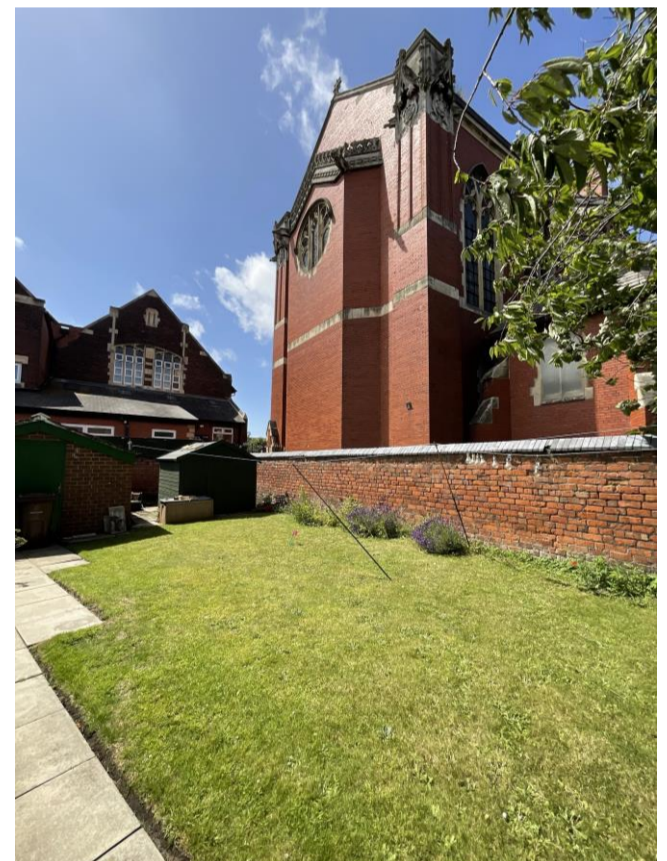
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2024 All Rights Reserved



Total area: approx. 145.5 sq. metres (1566.1 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.



**5 Hill Street, Southport
PR9 0NW**

**01704 500 008
www.karenpotter.co.uk**