



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

-  Modern Kitchen & Shower Room
-  Solar Panels & Water Meter
-  Sought After Churchtown Position

Price: £272,500 Subject to Contract

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





An early inspection is highly recommended of this particularly well presented, energy efficient, extended semi detached house occupying a highly sought after Churchtown position.

The gas centrally heated and double glazed accommodation has the benefit of eleven solar panels (with battery) that produce an income for the homeowner and would transfer on the sale to the purchaser. A water meter is also installed.

Arranged over two floors, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room and modern fitted Kitchen to the ground floor, with three Bedrooms and Shower Room to the first.

Outside, there are low maintenance gardens to front and rear, the front accessed via twin, wrought iron gates and providing off road parking. The rear garden is compact, paved with well stocked, established borders. A Garage (inaccessible for a modern car) provides excellent storage.

Montrose Drive is located off Hesketh Drive where there are local shopping facilities and public transport to the town centre. The property is also conveniently located for access to the many amenities of Churchtown Shopping Village, the Botanic Gardens and local schools.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 7.26m overall x 5.13m overall (23'10" x 16'10")

Dining Room - 4.09m x 2.49m (13'5" x 8'2")

Kitchen - 4.09m x 2.26m (13'5" x 7'5")

First Floor:

Landing

Bedroom 1 - 3.84m x 3.2m (12'7" x 10'6")

Bedroom 2 - 3.48m x 3.2m (11'5" x 10'6")

Bedroom 3 - 2.9m x 1.83m (9'6" x 6'0")

Shower Room - 1.96m x 1.83m (6'5" x 6'0")

Outside: There are low maintenance gardens to front and rear, the front accessed via twin, wrought iron gates and providing off road parking. The rear garden is compact, paved with well stocked, established borders. A Garage (inaccessible for a modern car) provides excellent storage.

Note: The current owner purchased the array of eleven solar panels (with battery to store the energy) that produce a monthly income and would transfer on the sale to the purchaser. A water meter is also installed.

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

Tenure: Leasehold for a residue term of 999 years form 15th November 1935 with a fixed annual ground rent of £12 payable to Shenstone.

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



© 2023 All Rights Reserved



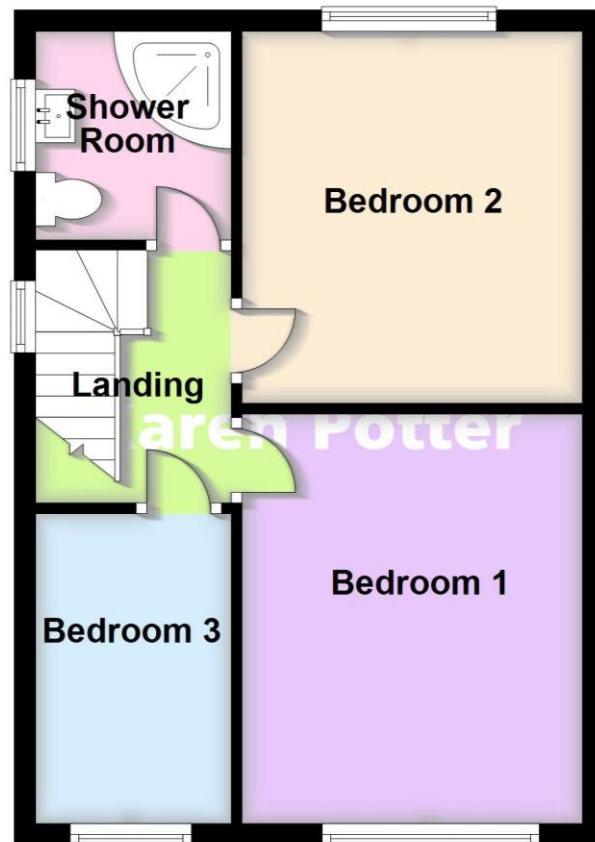
Ground Floor

Approx. 57.5 sq. metres (619.2 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



Total area: approx. 95.6 sq. metres (1028.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk

