



-  Semi Detached Family Home
-  Four Bedrooms
-  Two Reception Rooms & Garden Room

-  Garage & Parking
-  Good Size Rear Garden
-  Air Source Heat Pump & Solar Panels

**Price: £349,950** Subject to Contract

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





An early inspection is highly recommended of this particularly well presented, substantial semi detached family home, offering deceptively spacious accommodation with good size, south east facing rear garden, in a sought after residential area of Southport.

The current owners have greatly enhanced the energy efficiency of the house by installing triple glazing, an air source heat pump and solar panels (generating an income of over £1000 per year).

Arranged over two floors, the well planned accommodation briefly comprises: Hall, Lounge, Living Room, Garden Room, fitted Kitchen/Breakfast Room and Pantry to the ground floor with four Bedrooms (one with en-suite wc) and a family Bathroom to the first floor.

Outside, the house stands in generous, mature gardens, the front being gravel laid to provide off road parking with access to the oversize garage. The rear garden is a particular feature arranged with paved patio, brick outhouses, ornamental pond, shaped lawn and well stocked mature borders which include a number of fruit trees.

Haig Avenue is located off Scarisbrick New Road where there are public transport facilities to the town centre, with local schools and King George V 6th Form college readily accessible.



## Ground Floor:

### Hall

**Lounge** - 4.85m x 3.68m (15'11" x 12'1")

**Living Room** - 5.13m x 3.4m (16'10" x 11'2")

**Garden Room** - 3.4m x 2.54m (11'2" x 8'4")

**Kitchen/Breakfast Room** - 7.19m x 2.64m (23'7" x 8'8")

**Pantry** - 1.52m x 1.5m (5'0" x 4'11")

## First Floor:

### Landing

**Bedroom 1** - 4.8m into bay x 3.68m into wardrobes (15'9" x 12'1")

**Bedroom 2** - 4.29m x 3.4m overall (14'1" x 11'2")

### En-Suite WC

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

**Bedroom 4** - 2.64m x 1.63m (8'8" x 5'4")

**Bathroom** - 2.59m x 1.4m (8'6" x 4'7")

### WC

**Outside:** The house stands in generous, mature gardens, the front being gravel laid to provide off road parking with access to the oversize garage measuring 7.77m (25'6") x 3.11m (10'3"). The rear garden is a particular feature arranged with paved patio, brick outhouses, ornamental pond, shaped lawn and well stocked mature borders which include a number of fruit trees.

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

**Tenure:** Freehold

**Note:** 13 solar panels were installed in July 2011, with Feed In Tariff (FIT)

payments commenced on 31/08/2011 for a total of 20 years, due to end on 30/08/2031. The payments over the last 3 years to 15/07/2024 totalled £3,600.

**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>

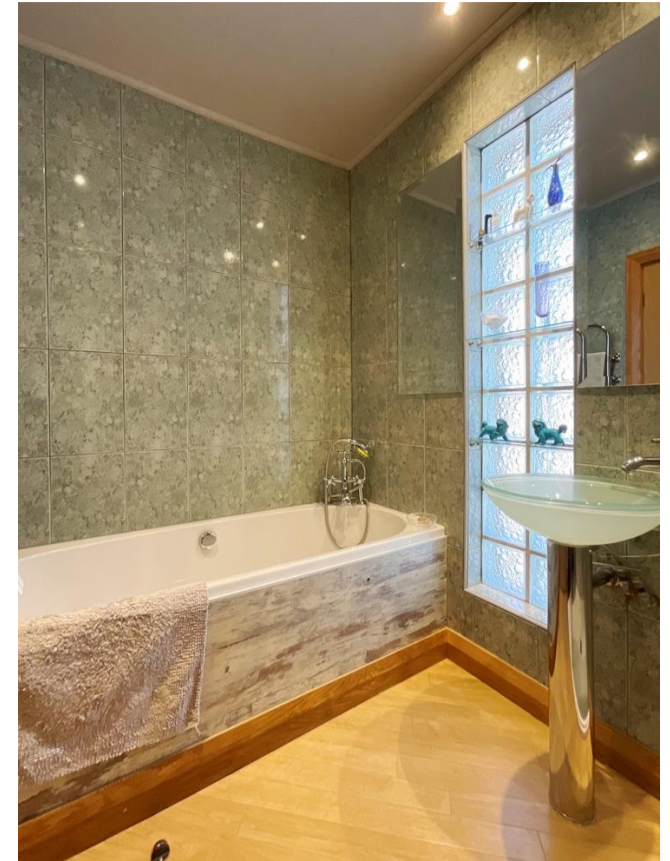
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 158.3 sq. metres (1703.7 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>	80	83
(55-68) <b>D</b>		
(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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