



-  Semi Detached House
-  'Front Doors Together' Style
-  Two Double Bedrooms

-  Large Rear Garden
-  Garage
-  No Chain!

**Price: £175,000** Subject to Contract

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





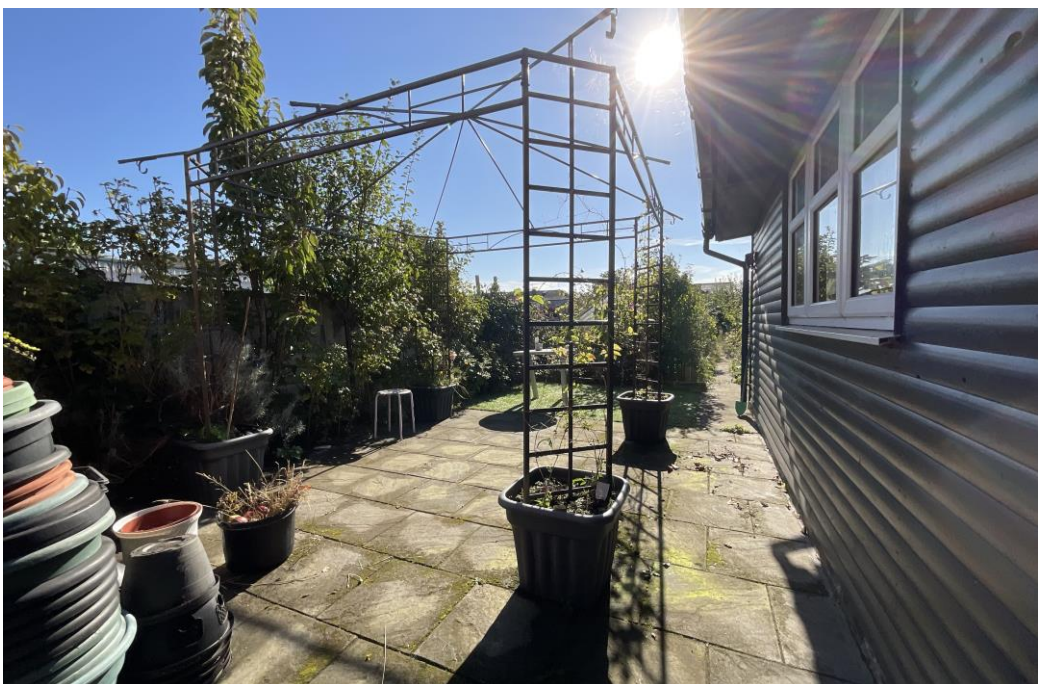


Ideal for first time buyers or buy to let investors, this traditional, semi detached house with large rear garden, is located in a popular residential area convenient for local shops, schools and public transport facilities.

The gas centrally heated and UPVC double glazed property has the benefit of no chain and briefly comprises Hall, Living Room, Dining Room, Kitchen and Utility/WC to the ground floor with two Bedrooms and good sized Shower room to the first. The front is paved to provide off road parking whilst the rear garden has a sunny aspect and is a fantastic size, though is currently overgrown and requires some clearance. The rear garden also benefits from multiple composite garden sheds/summer houses. The property has a shared access with the neighbouring property, which leads to the single garage.

Matlock Road is located off Upper Aughton Road. Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line are readily accessible.





## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 4.05m x 3.47m (13'3" x 11'4") into bay

**Dining Room** - 3.7m x 3.66m (12'1" x 12'0")

**Kitchen** - 3.2m x 2.51m (10'5" x 8'2")

**Utility Room/WC** - 2.31m x 2.23m (7'6" x 7'3")

## First Floor:

**Bedroom 1** - 4.48m x 3.3m (14'8" x 10'9")

**Bedroom 2** - 3.7m x 2.93m (12'1" x 9'7")

**Shower Room** - 3.2m x 2.51m (10'5" x 8'2") Overall

## Outside

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## 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.

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**Ground Floor**  
Approx. 45.8 sq. metres (492.9 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 85.9 sq. metres (924.2 sq. feet)

**EPC AWAITED**

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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