



-  Detached House
-  Three Bedrooms
-  Through Living/Dining Room

-  No Chain
-  Garage and Parking
-  Conservatory

Price: £245,000 Subject to Contract

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





NO CHAIN - A well presented detached house which, in the opinion of the Agents, offers attractively presented accommodation with the benefit of being adjacent to Lord Street, the town centre, the promenade and the beach.

The property is gas centrally heated and double glazed and briefly comprises Porch, Hall, Front Living Room, Rear Dining Room, Conservatory, Kitchen, and Rear Porch to the ground floor with three Bedrooms and Bathroom to the first. The frontage is paved providing off road parking and leading to the Garage. The Rear Garden is also paved for ease of maintenance, with well stocked shrub borders.

Gordon Street is conveniently placed for access to the many amenities of Lord Street shopping boulevard and the town centre. The Promenade and beach are readily accessible.



GROUND FLOOR:

PORCH

HALL

WC

FRONT LIVING ROOM - 3.86m x 3.48m (12'8" x 11'5") plus bay window.

REAR DINING ROOM - 3.94m x 3.48m (12'11" x 11'5")

CONSERVATORY - 2.74m x 2.46m (9'0" x 8'1")

KITCHEN - 4.09m x 2.59m (13'5" x 8'6")

REAR PORCH

FIRST FLOOR:

LANDING

FRONT BEDROOM 1 - 3.86m x 3.2m (12'8" x 10'6") plus bay window.

REAR BEDROOM 2 - 3.94m x 3.48m (12'11" x 11'5")

FRONT BEDROOM 3 - 2.64m x 2.44m (8'8" x 8'0")

BATHROOM - 2.59m x 2.16m (8'6" x 7'1")

OUTSIDE: A paved driveway and frontage provides off road parking for a number of cars, complete with raised borders incorporating well stocked plants, shrubs and trees. A detached **GARAGE** with up and over door to front and measuring 16' x 11'9" includes power and light and upvc double glazed personal door leading to the rear garden. The compact rear garden is enclosed and planned for ease of maintenance with borders, plants, shrubs and trees.

Tenure: Freehold

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

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>

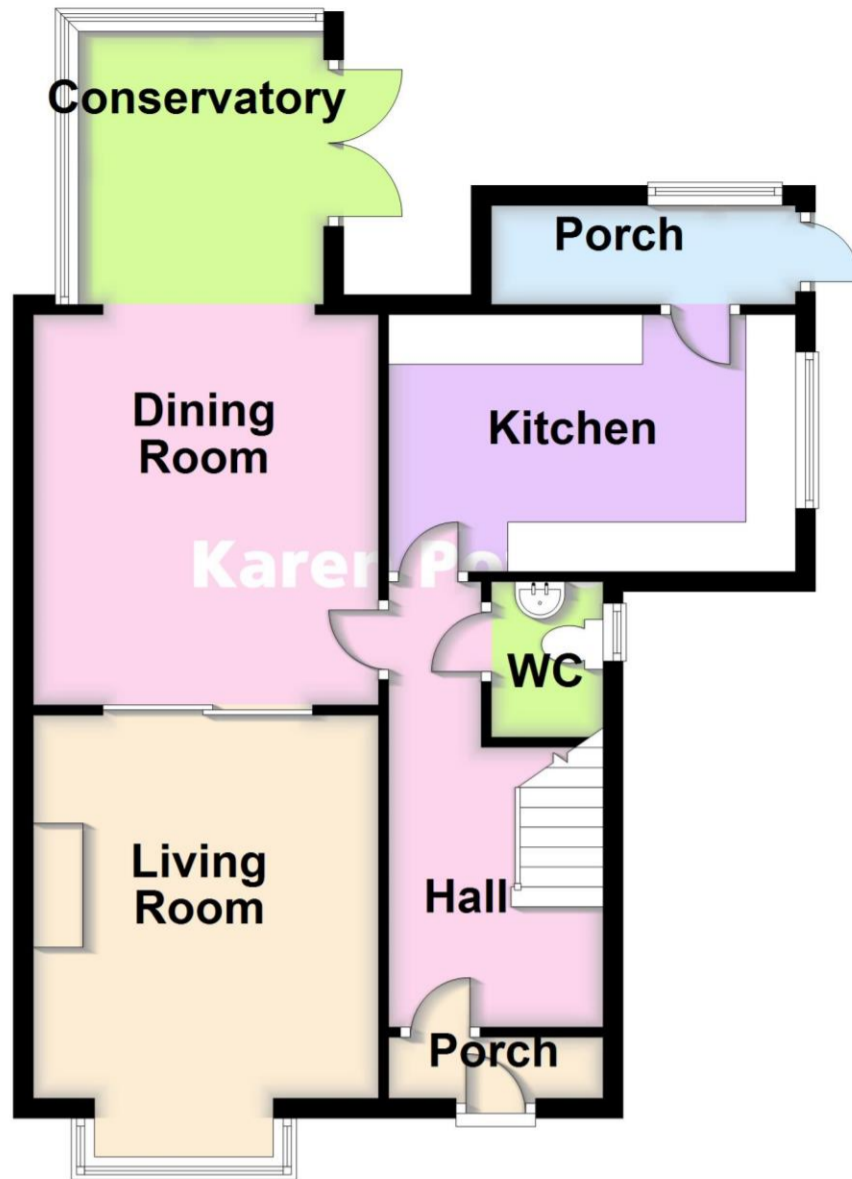
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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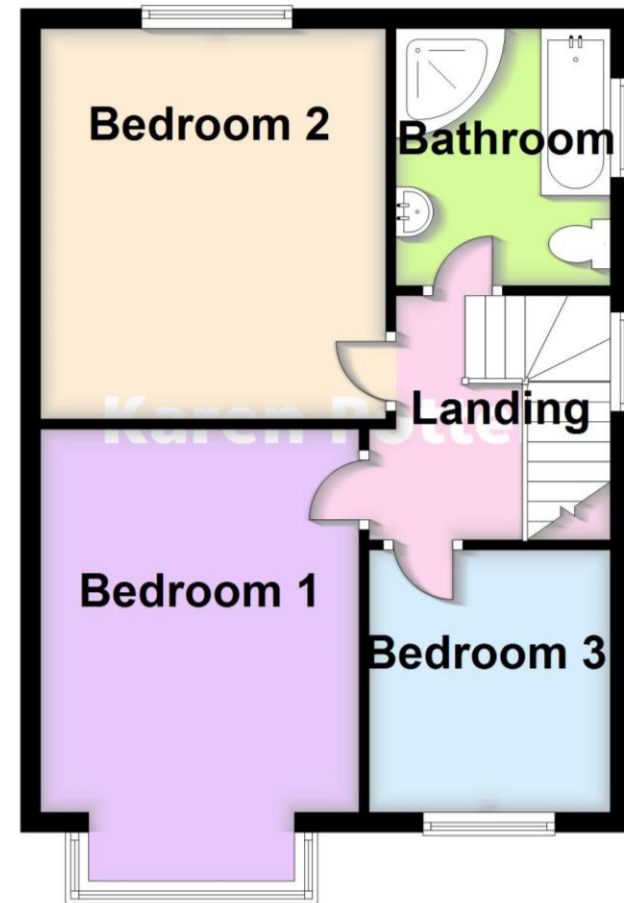
Ground Floor

Approx. 61.2 sq. metres (658.6 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Total area: approx. 107.1 sq. metres (1153.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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.



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