

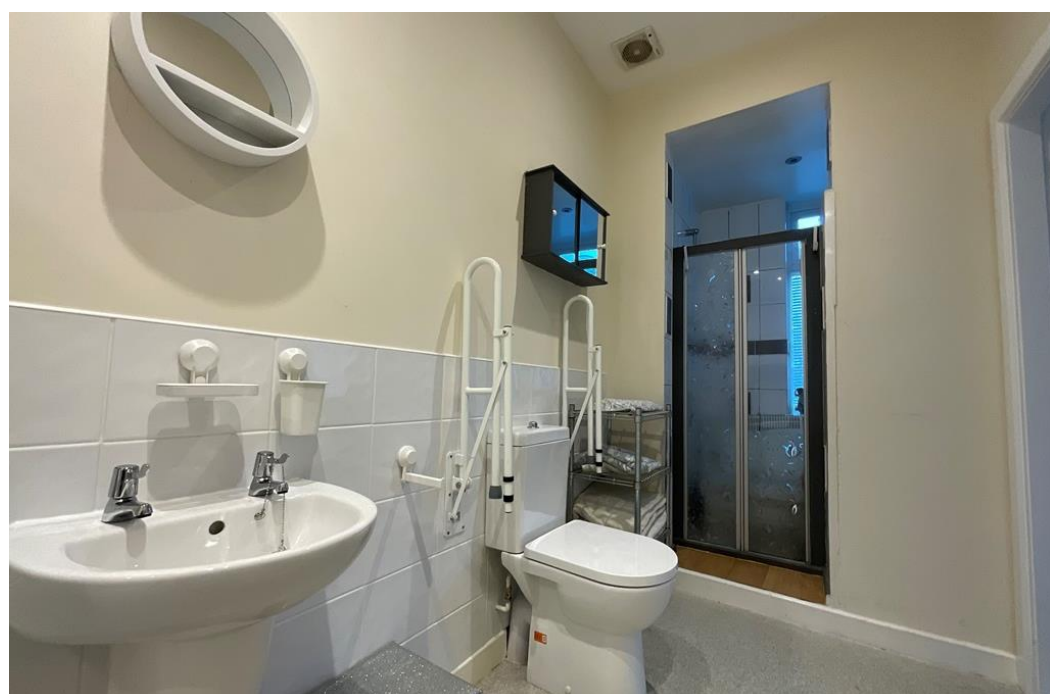


-  Semi Detached Bungalow
-  Two Bedrooms
-  Wheelchair Accessible

-  Wet Room
-  South facing Rear Garden
-  Inspection Recommended

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

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







An early inspection is recommended of this two bedroom semi-detached bungalow, adapted by the current owners to provide well planned, wheel chair accessible accommodation.

Installed with gas central heating and upvc double glazing, the well presented property briefly comprises: Hall, Lounge open to Kitchen, two Bedrooms and Wet Room.

Outside, the front garden is accessed via twin wrought iron gates and is gravel laid to provide off road parking for a number of vehicles. The rear garden offers a southerly aspect and is arranged with paved patio, shaped lawn and established borders.

The bungalow stands on Scarisbrick New Road between the junctions of Everard Road and Ashdown Close, well placed for accessing the amenities of Kew with Southport town centre a short drive away.





## GROUND FLOOR:

### Hall

**Lounge/Kitchen** - 5.54m overall x 4.14m overall (18'2" x 13'7")

**Bedroom 1** - 4.06m x 2.87m (13'4" x 9'5")

**Bedroom 2** - 3.23m into bay x 2.87m (10'7" x 9'5")

**Wet Room** - 5.46m x 1.57m overall (17'11" x 5'2")

**Outside:** The front garden is accessed via twin wrought iron gates and is gravel laid to provide off road parking for a number of vehicles. The rear garden offers a southerly aspect and is arranged with paved patio, shaped lawn and established borders.

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

**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.

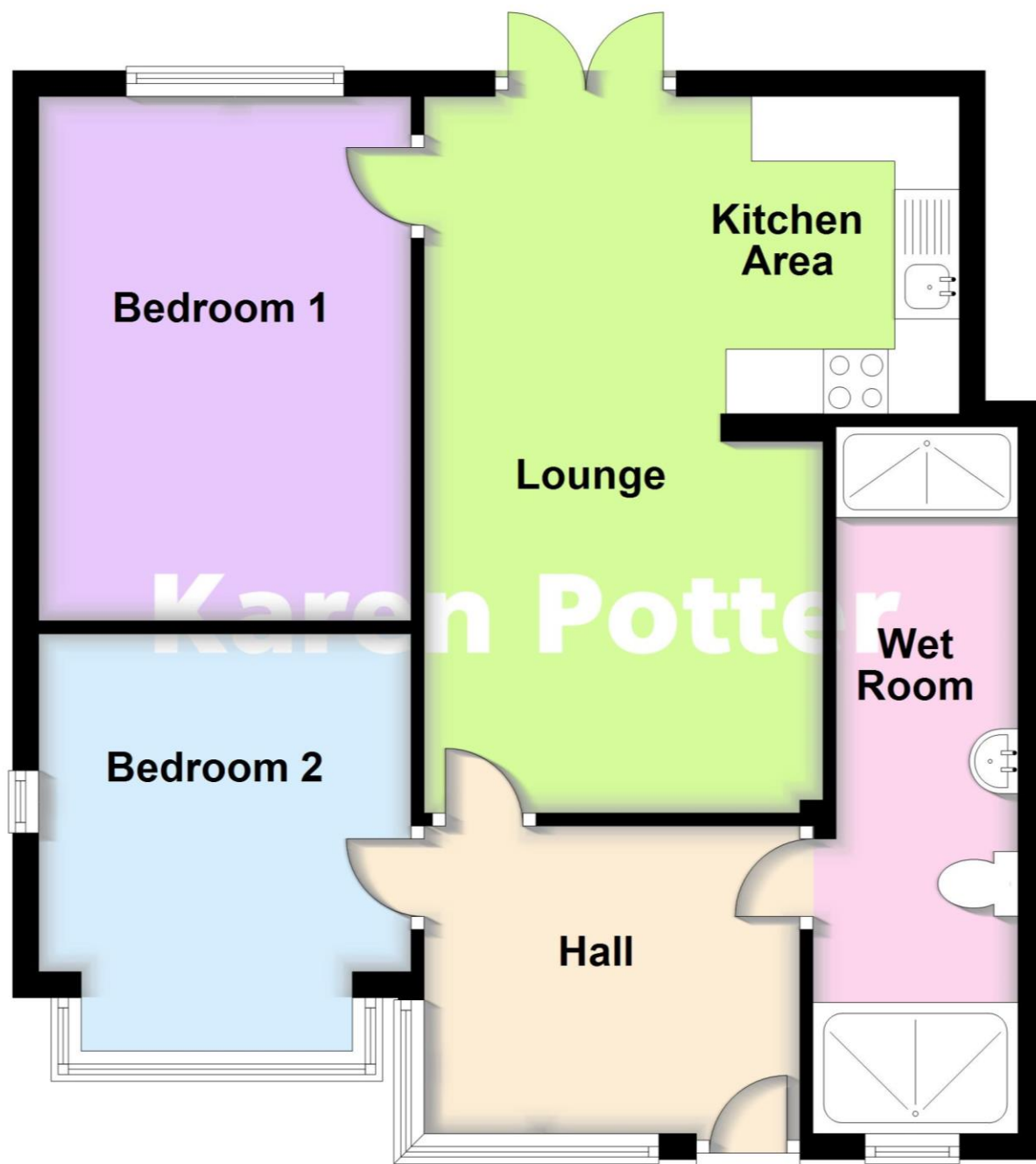
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## Ground Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



Total area: approx. 56.5 sq. metres (607.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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