



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

-  Bathroom & Shower Room
-  Courtyard Style Rear Garden
-  Inspection Recommended

Price: £225,000 Subject to Contract

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





This deceptively spacious, traditional semi-detached house of the "front doors together" style, offers well planned and attractively proportioned accommodation of which **AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED.**

Arranged over two floors, the gas centrally heated and upvc double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Front Living Room, Lounge, Fitted Kitchen/Dining Room, and Utility/Shower Room to the ground floor with three double Bedrooms and Bathroom to the first floor.

There are gardens to the front and rear of the property, the front being shale laid to provide off road parking. The rear courtyard style garden has paved patio leading to synthetic lawn and timber garden store.

The property stands on Sussex Road between the junctions of Lansdowne Road and Oak Street, well placed for local shops and schools along, with the amenities of Southport town centre and Kew also readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.32m into bay x 3.78m (14'2" x 12'5")

Lounge - 3.33m x 3.28m (10'11" x 10'9")

Kitchen/Dining Room - 5.72m x 3.15m (18'9" x 10'4")

Shower /Utility Room - 3.2m x 2.06m overall (10'6" x 6'9")

First Floor:

Landing

Bedroom 1 - 5.05m x 4.34m into bay (16'7" x 14'3")

Bedroom 2 - 3.33m x 3.23m (10'11" x 10'7")

Bedroom 3 - 3.51m x 3.15m (11'6" x 10'4")

Bathroom - 2.29m x 2.13m (7'6" x 7'0")

Outside: There are gardens to the front and rear of the property, the front being shale laid to provide off road parking. The rear courtyard style garden has paved patio leading to synthetic lawn and timber garden store.

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

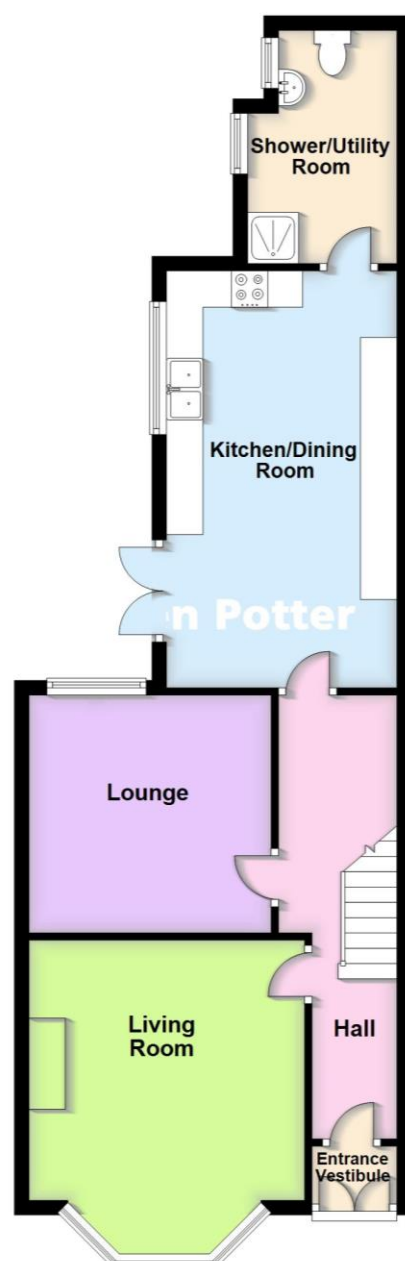
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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. 60.2 sq. metres (647.8 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 113.9 sq. metres (1226.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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.



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