



-  Semi Detached House
-  Recently Renovated
-  Two Double Bedrooms

-  Ideal First Time Buyer Home
-  Modern Kitchen & Bathroom
-  No Chain

Price: Offers Over £160,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this newly renovated semi-detached house which offers accommodation ideal for a first time buyer.

Offered for sale with no onward chain, the well presented property comprises Living Room, Fitted Kitchen and Bathroom to the ground floor with two double Bedrooms to the first. Upvc double glazing is installed together with gas central heating.

Outside, a paved driveway provides off road parking to the front and there is an enclosed garden to the rear with paved patio leading to shaped lawn.

Stamford Road runs parallel with Kew Road and is conveniently located for access to Birkdale Shopping Village and public transport facilities.



Ground Floor:

Living Room - 4.27m x 3.91m (14'0" x 12'10")

Kitchen - 4.27m x 3.4m (14'0" x 11'2")

Inner Hall

Bathroom - 1.98m x 1.63m (6'6" x 5'4")

First Floor:

Landing

Bedroom 1 - 4.27m x 3.91m (14'0" x 12'10")

Bedroom 2 - 3.4m x 3.3m (11'2" x 10'10")

Outside: A paved driveway provides off road parking to the front and there is an enclosed garden to the rear with paved patio leading to shaped lawn.

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. 37.1 sq. metres (398.9 sq. feet)

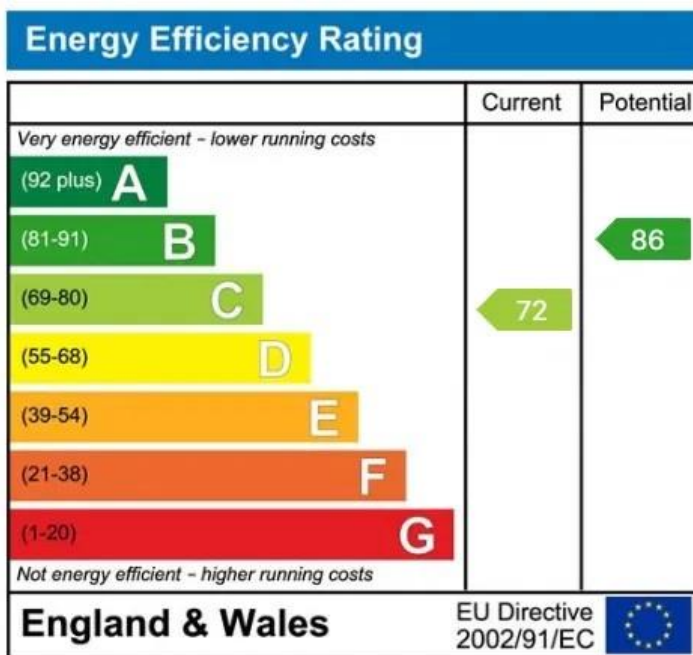


First Floor

Approx. 31.6 sq. metres (339.7 sq. feet)



Total area: approx. 68.6 sq. metres (738.6 sq. feet)



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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