



-  Detached Family House
-  Four Bedrooms
-  Bedroom 1 With En-Suite

-  Modern Fitted Kitchen
-  Bi Folding Doors To Garden
-  Immaculately Presented Throughout

**Price: £385,000** Subject to Contract

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







Only by an internal inspection may the many outstanding features of this truly exceptional detached family house be fully appreciated. Located close to Churchtown Village and within a highly sought after residential area, this property would appeal to a buyer looking for a fantastic family home with a private garden, extended living space and modern Kitchen.

The beautifully presented accommodation comprises Hall; Living Room; Modern fitted Kitchen; Dining Room & Lounge (with bi-fold doors and Skylight) to the ground floor. To the first floor there are three Bedrooms and a family Bathroom with a traditional staircase leading to the third floor loft conversion which comprises the principal bedroom and En-suite Shower Room. There are garden areas to the front and rear of the property, the front providing off road parking, the rear planned with shaped lawn and patio.

Highfield Road is located between Balmoral Drive and Lexton Drive and occupies a particularly convenient location close to the many amenities of Churchtown Village together with a number of highly regarded local schools. The Botanic Gardens are also readily accessible, together with public transport facilities to the Town Centre.





## Ground Floor:

### Hall

**Kitchen** - 5.51m x 3.24m (18'0" x 10'7") overall

**Living Room** - 4.03m x 3.43m (13'2" x 11'3") into bay

**Dining Room** - 4.07m x 3.43m (13'4" x 11'3")

**Lounge** - 3.95m x 2.69m (12'11" x 8'9")

### First Floor:

**Bedroom 2** - 4.07m x 3.43m (13'4" x 11'3")

**Bedroom 3** - 3.91m x 3.43m (12'9" x 11'3") into bay

**Bedroom 4** - 2.38m x 2m (7'9" x 6'6")

**Bathroom** - 2.85m x 2m (9'4" x 6'6") overall

### Second Floor:

**Bedroom 1** - 4.07m x 3.58m (13'4" x 11'8")

**En-suite** - 1.66m x 1.63m (5'5" x 5'4")

### Outside

Outside, the rear garden is planned with shaped lawn and patio area, whilst the front is paved to provide off road parking.

### 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:

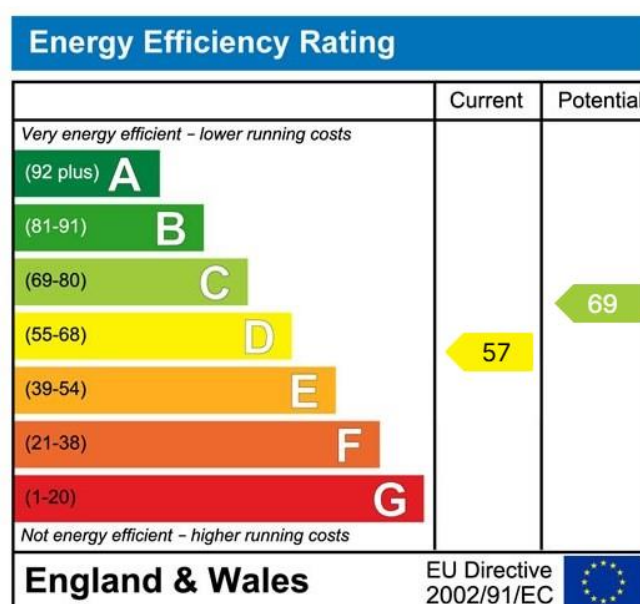
Check the availability by clicking this link:  
<https://labs.thinkbroadband.com/local/index.php>

### 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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5 Hill Street, Southport  
PR9 0NW

01704 500 008  
www.karenpotter.co.uk