



-  Semi Detached House
-  Two Double Bedrooms – One En-Suite
-  Two Reception Rooms

-  Modern Fitted Kitchen
-  Shower/Utility Room
-  Gardens, Workshop & Parking

Price: £189,950 Subject to Contract

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





An early inspection is recommended of this very well presented, two bedroom semi detached house, offering well planned accommodation in a sought after residential area of Southport.

Installed with gas central heating and upvc double glazing, the property briefly comprises: Hall, Living Room, Dining Room, Kitchen and Shower Room/Utility to the ground floor with two double Bedrooms (one with En-Suite Shower Room) to the first.

Outside, a paved driveway provides off road parking to the front with gated access to side leading to the good sized rear garden arranged with paved patio, shaped lawn and well stocked, established borders. A detached workshop measuring 4.47m x 6.3m (14'8" x 20'8") stands at the foot of the garden with power and light connected.

Heysham Road is located between Wennington Road and Old Park Lane with local shops at Bispham Road. Public transport facilities and local schools are readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.62m x 3.1m (15'2" x 10'2")

Dining Room - 4.11m x 3.05m (13'6" x 10'0")

Kitchen - 3.53m x 2.64m (11'7" x 8'8")

Inner Hall

Shower /Utility Room - 1.98m x 1.83m (6'6" x 6'0")

First Floor:

Landing

Bedroom 1 - 4.11m overall x 3.71m overall (13'6" x 12'2")

En-Suite - 1.6m x 1.57m (5'3" x 5'2")

Bedroom 2 - 4.11m x 3.05m (13'6" x 10'0")

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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/>

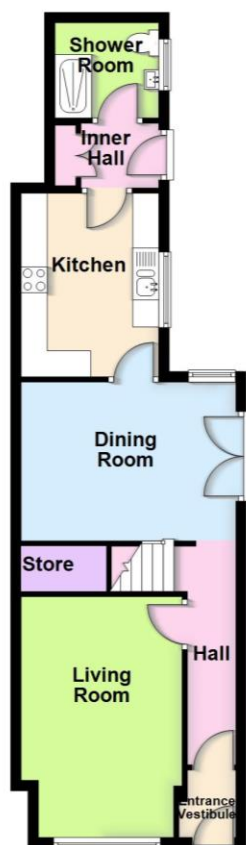
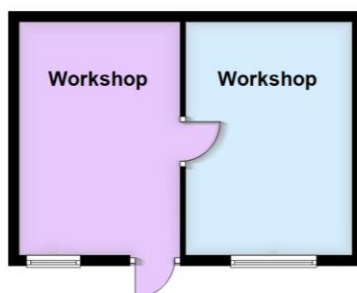
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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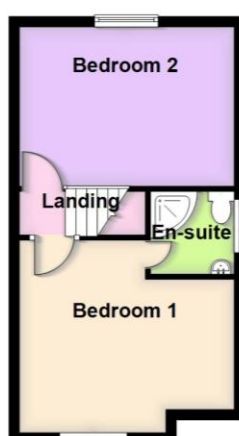
Ground Floor

Approx. 80.4 sq. metres (865.6 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



Total area: approx. 111.9 sq. metres (1204.9 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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