



-  Semi Detached Family House
-  Extended To Side & Rear
-  Five Bedrooms, Three Bathrooms

-  South East Facing Rear Garden
-  Cul De Sac Position
-  Inspection Highly Recommended

Price: £325,000 Subject to Contract

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





Occupying a cul de sac position within easy reach of Churchtown village and a number of highly regarded schools, this very well presented and extended semi detached family home must be viewed to be fully appreciated.

Installed with gas central heating and upvc double glazed throughout, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Lounge, fitted Kitchen/Breakfast Room with under floor heating, and Shower Room to the ground floor. On the first floor there are five Bedrooms (Bedroom One with En-Suite Shower Room) and a family Bathroom.



Outside, a block paved driveway provides off road parking and leads to the Garage/Store measuring 2.75m (9') x 2.32m (7'7") with roller door to front and integral door to the house. The rear garden is a good size, offering a south easterly aspect with paved patio and shaped lawn.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.24m x 3.66m (13'11" x 12'0")

Dining Room - 34.67m x 1.22m (113'9" x 4'0")

Lounge - 3.33m x 3.05m (10'11" x 10'0")

Kitchen/Breakfast Room - 6.27m overall x 5.11m overall (20'7" x 16'9")

Shower Room - 2.13m x 1.24m (7'0" x 4'1")

First Floor:

Landing

Bedroom 1 - 5.38m x 2.92m plus recess (17'8" x 9'7")

En-Suite - 2.13m x 1.19m (7'0" x 3'11")

Bedroom 2 - 3.28m x 3.15m (10'9" x 10'4")

Bedroom 3 - 3.51m x 2.84m (11'6" x 9'4")

Bedroom 4 - 2.82m x 2.67m (9'3" x 8'9")

Bedroom 5 / Study - 2.31m x 1.91m (7'7" x 6'3")

Bathroom - 2.95m x 1.6m (9'8" x 5'3")

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

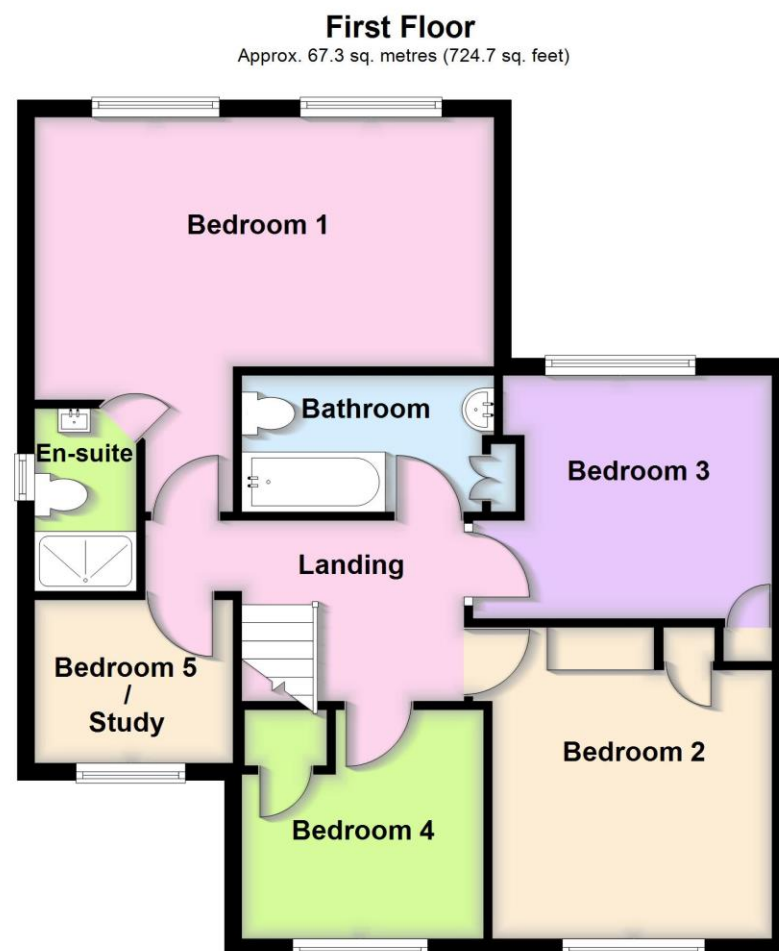
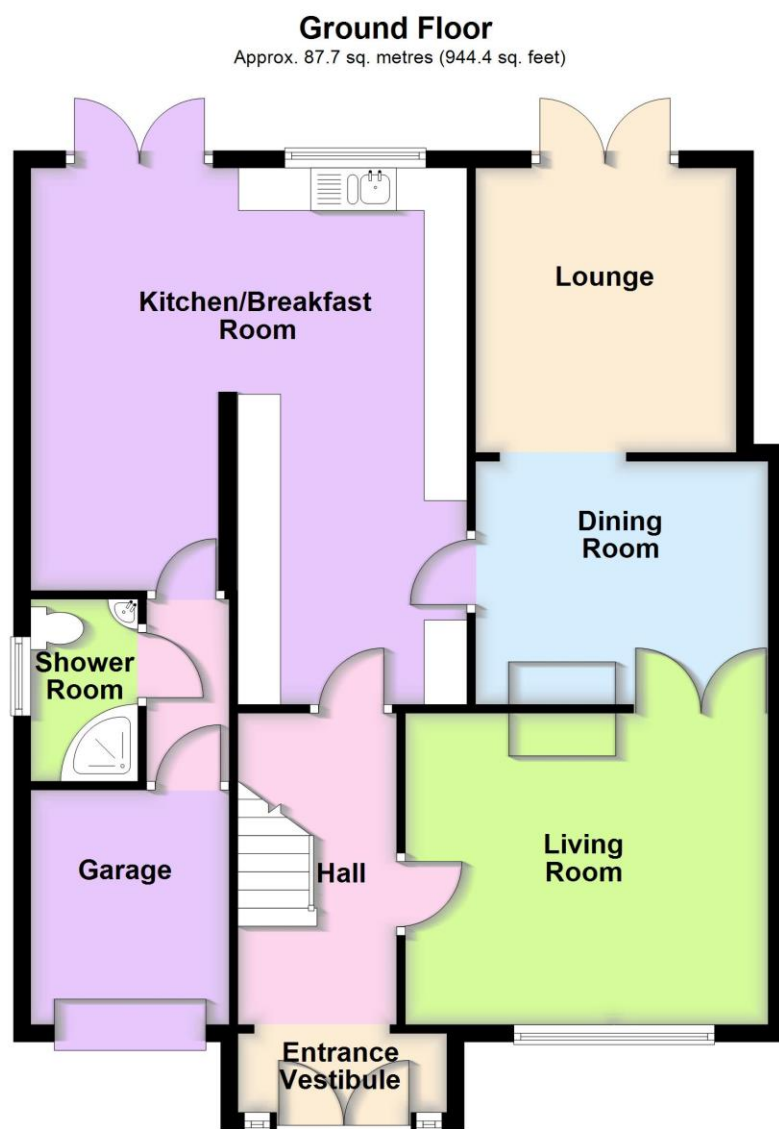
Tenure: Freehold with a fixed annual chief rent of £7

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

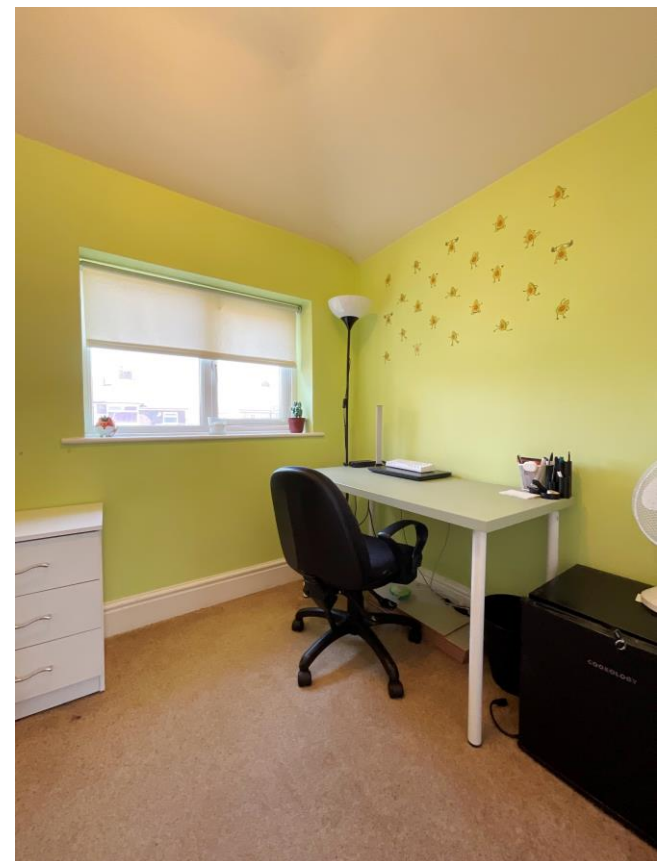
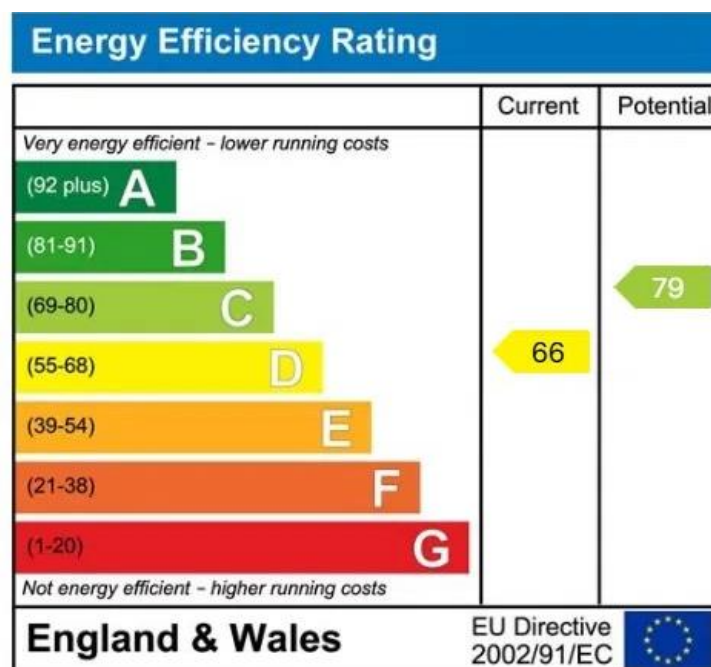
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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Total area: approx. 155.1 sq. metres (1669.0 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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