



-  Semi Detached House
-  Three Bedrooms
-  Some General Updating Required

-  Kitchen & Utility
-  Very Large Rear Garden
-  Cul de Sac Position

Price: £220,000 Subject to Contract

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





Occupying an especially generous plot in a quiet cul de sac setting, this well planned, semi detached family home must be viewed to be fully appreciated.

Arranged over two floors the gas centrally heated and double glazed accommodation briefly comprises: Entrance Porch, Hall, Living Room, Lounge, Kitchen, Utility and WC to the ground floor with three Bedrooms, Bathroom and separate Wc to the first floor.

Outside, a paved driveway is accessed via twin, wrought iron gates to front and provides off road parking. The rear garden is a particular feature being a very good size and laid to lawn.

Ansdell Grove is a turning off Lytham Road, well placed for accessing a number of highly regarded schools with local shops on Fylde Road and the amenities of Churchtown village also within easy reach.



Ground Floor:

Porch

Hall

Living Room - 4.27m x 3.66m (14'0" x 12'0")

Lounge - 3.48m x 2.84m (11'5" x 9'4")

Kitchen - 2.84m x 2.67m (9'4" x 8'9")

Inner Hall

Utility Room - 2.21m x 1.5m (7'3" x 4'11")

WC - 1.27m x 0.81m (4'2" x 2'8")

First Floor:

Landing

Bedroom 1 - 3.33m x 3.12m plus door recess (10'11" x 10'3")

Bedroom 2 - 3.56m overall x 2.9m (11'8" x 9'6")

Bedroom 3 - 2.79m x 2.57m (9'2" x 8'5")

Bathroom - 1.68m x 1.57m (5'6" x 5'2")

WC - 1.68m x 0.89m (5'6" x 2'11")

Outside: A paved driveway is accessed via twin, wrought iron gates to front and provides off road parking. The rear garden is a particular feature being a very good size and laid to 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>

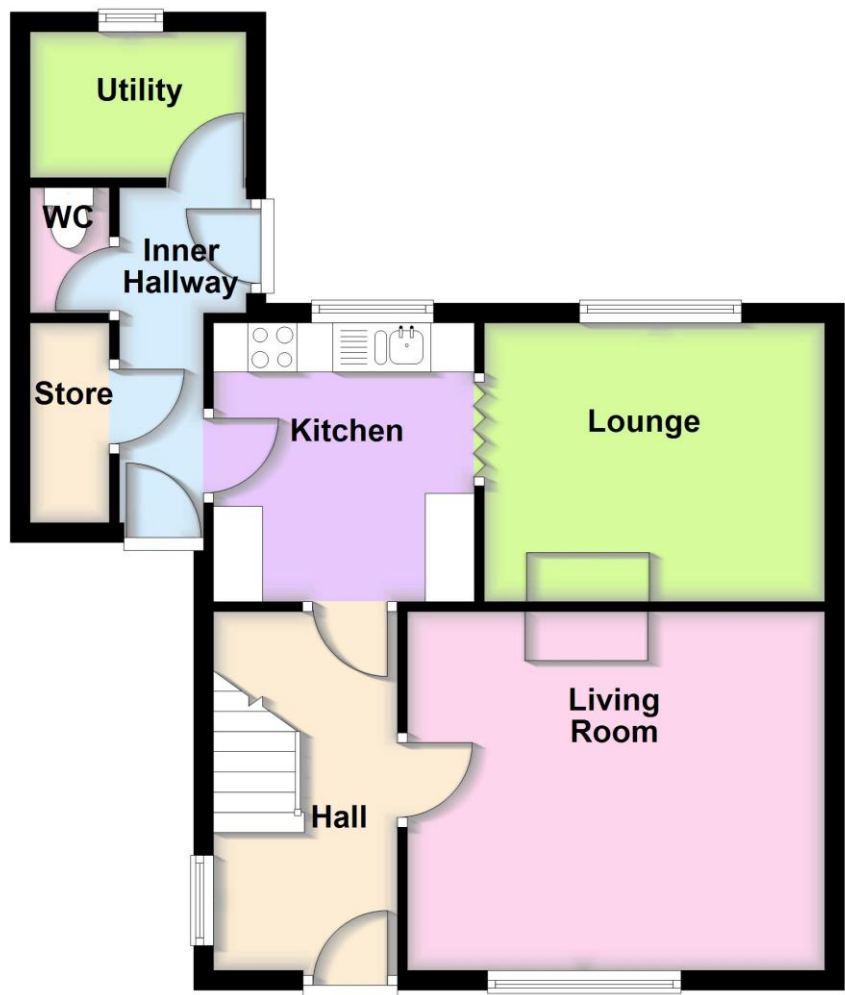
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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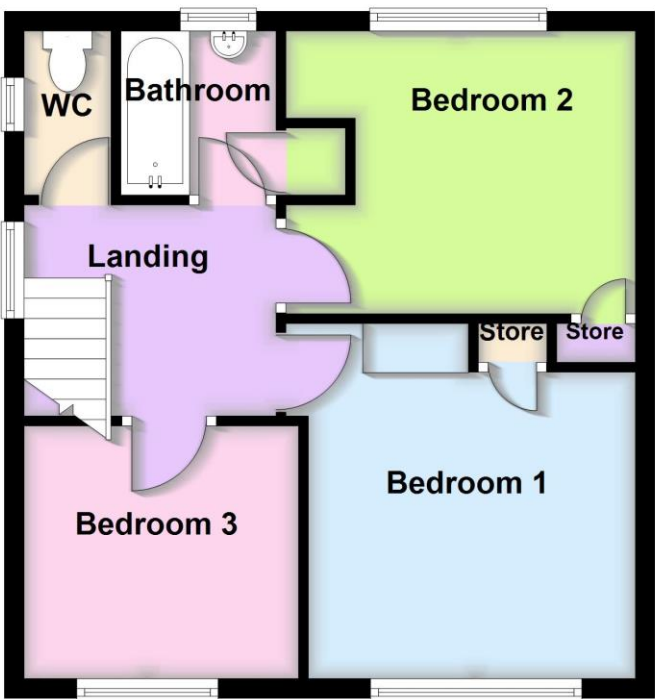
Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 92.7 sq. metres (997.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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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