



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

-  Conservatory
-  Twin Driveways
-  Corner Plot

Price: £295,000 Subject to Contract

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





An early inspection is recommended of this substantial, semi detached family home offering spacious accommodation in a sought after residential area of Southport.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Conservatory, Dining Room, Kitchen, WC and double Bedroom with En-Suite Shower Room to the ground floor. Upstairs there are four further double Bedrooms, Family Bathroom and Separate WC.

Outside, the front is gravel laid to provide off road parking, with two lawned gardens (one with detached garden store with power & light connected) to the side and a further gravel laid driveway to the rear.

The property stands on the corner of Duke Street and Cemetery Road with the many amenities of Birkdale Village readily accessible, including the railway station on the Southport/Liverpool commuter line. Local schools are also within the vicinity.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.89m x 3.61m plus bay (12'9" x 11'10")

Conservatory - 2.69m x 2.49m (8'10" x 8'2")

Dining Room - 4.72m x 3.61m (15'6" x 11'10")

Kitchen - 3.61m x 2.97m (11'10" x 9'9")

WC - 1.83m x 0.94m (6'0" x 3'1")

Bedroom 5 - 4.72m overall x 3.58m overall (15'6" x 11'9")

En-Suite - 1.75m x 1.17m (5'9" x 3'10")

First Floor:

Landing

Bedroom 1 - 3.89m x 3.61m (12'9" x 11'10")

Bedroom 2 - 4.72m x 3.58m (15'6" x 11'9")

Bedroom 3 - 3.73m x 3.61m (12'3" x 11'10")

Bedroom 4 - 2.97m x 2.46m (9'9" x 8'1")

Bathroom - 3.18m x 1.5m (10'5" x 4'11")

WC - 2.01m x 1.04m (6'7" x 3'5")

Outside: The front is gravel laid to provide off road parking, with two lawned gardens (one with detached garden store with power & light connected) to the side and a further gravel laid driveway to the rear.

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

Tenure: Freehold

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

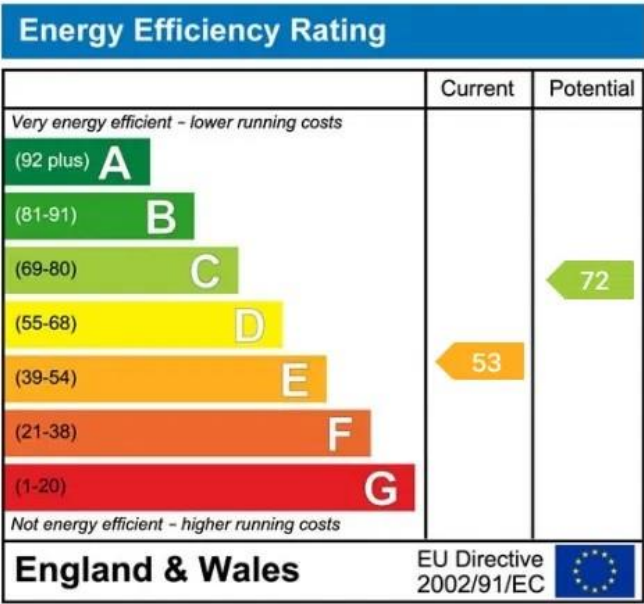
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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Total area: approx. 165.5 sq. metres (1781.4 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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