



-  Three Storey Town House
-  Two Double Bedrooms
-  En-Suite Shower Room

-  Modern Kitchen/Dining Room
-  Garage & Parking
-  Established Rear Garden

**Price: £210,000** Subject to Contract

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





**AN EARLY INSPECTION IS STRONGLY RECOMMENDED** of this modern, three storey, end town house, forming part of a development constructed by Miller Homes in 1999/2000 which occupies a convenient location for access to local shops on Queens Road, Southport Town Centre and Hesketh Park.

The very well presented property has been much improved by the current owner to include replacement windows, kitchen, bathroom and en-suite.

Arranged over three floors, the accommodation briefly comprises: Entrance Vestibule, Hall, WC, Study and Utility to the ground floor, Living Room and fitted Kitchen/Dining Room on the first floor with two double Bedrooms (En-Suite to Bedroom 1) and Bathroom to the top floor.

Outside, a block paved driveway provides off road parking and leads to the integral garage. The rear garden offers a sunny aspect arranged with paved patio and shaped lawn.



## Ground Floor:

### Entrance Vestibule

### Hall

### WC

**Study** - 2.49m x 1.78m (8'2" x 5'10")

**Utility Room** - 2.49m x 1.98m (8'2" x 6'6")

## First Floor:

### Landing

**Living Room** - 4.55m overall x 3.73m overall (14'11" x 12'3")

**Kitchen-Dining Room** - 4.55m overall x 3.81m overall (14'11" x 12'6")

## Second Floor:

### Landing

**Bedroom 1** - 4.19m into wardrobes x 2.57m plus door recess (13'9" x 8'5")

**En-Suite** - 2.46m x 1.93m (8'1" x 6'4")

**Bedroom 2** - 3.35m x 2.57m (11'0" x 8'5")

**Bathroom** - 2.11m x 1.88m (6'11" x 6'2")

**Outside:** A block paved driveway provides off road parking and leads to the integral garage measuring 5.77m (18'11") x 2.48m (8'2"). The rear garden offers a sunny aspect arranged with paved patio and shaped lawn.

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

**Tenure:** Leasehold for a residue term of 944 years from 1.1.1999. Each property owner within the development holds a share in the company that owns the freehold and as such no ground rent is payable.

**Service Charge:** There is a monthly charge of £45 to cover the building insurance as well as the maintenance of the communal garden areas at the front, communal lighting etc

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

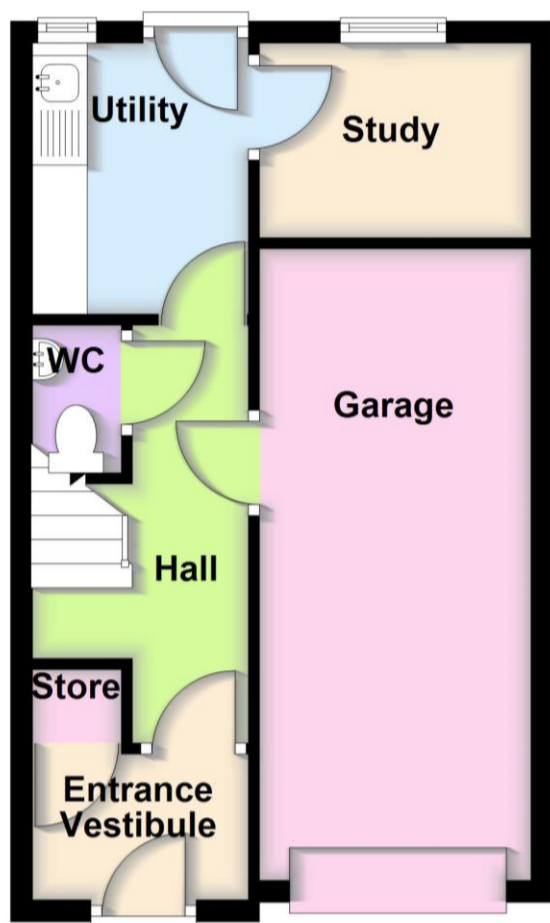
**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**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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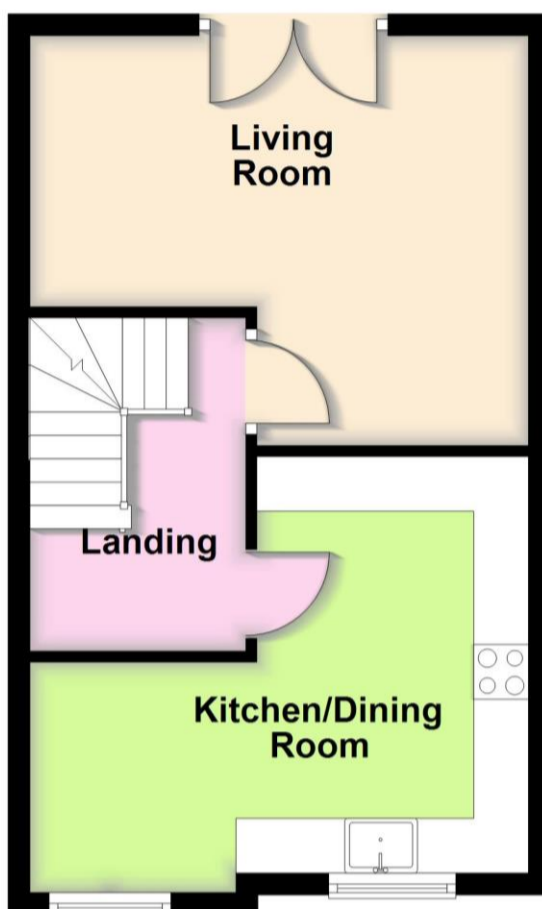
### Ground Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



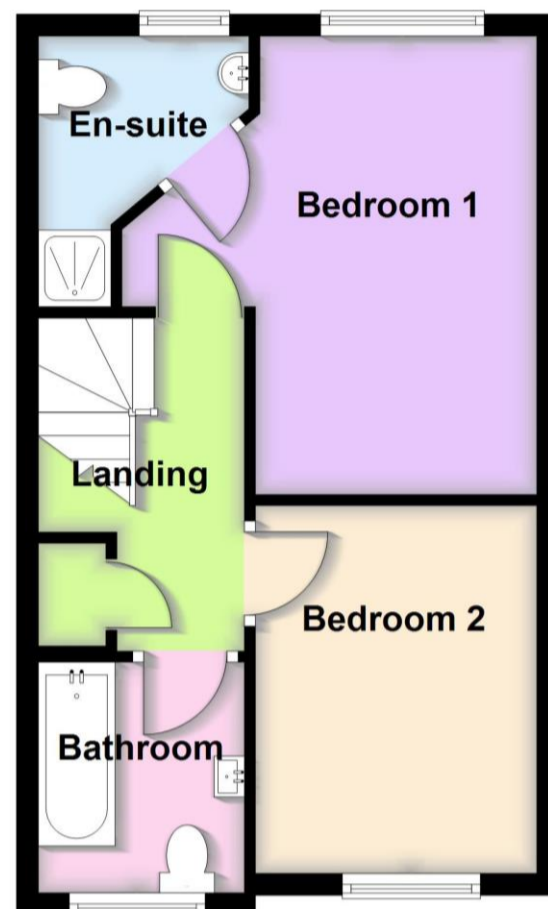
### First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



### Second Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Total area: approx. 105.5 sq. metres (1135.7 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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