



-  Modern Semi Detached House
-  Four Bedrooms – One En-Suite
-  Accommodation Across Three Floors

-  Conservatory
-  Garage & Parking
-  Low Maintenance Gardens

Price: £385,000 Subject to Contract

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





Constructed in 2002, this deceptively spacious, semi detached house offers beautifully presented living space across three floors and an early inspection is strongly recommended.

The gas centrally heated and double glazed accommodation comprises Feature Hall, Fitted Cloakroom/WC, Dining Kitchen (with oven, hob, dishwasher etc) and Conservatory to the ground floor with 20' Lounge, Bedroom and Bathroom to the first. There are three further Bedrooms to the second floor, the principal with En Suite Shower Room.

There are attractively planned garden areas to the front and rear of the property which have been designed for ease of maintenance, the front incorporating a paved driveway leading to an integral Garage.

The property is located in an established residential area conveniently placed for access to the many amenities of Lord Street, the town centre and Birkdale Village.



Ground Floor:

Hall

Cloakroom/WC

Kitchen/Dining Room - 4.98m x 3.91m (16'4" x 12'10")

Conservatory - 3.43m x 3.2m (11'3" x 10'6")

First Floor:

Landing

Lounge - 1.02m x 2.01m (2'16" x 6'7")

Bedroom 3 - 5.05m x 2.9m (16'7" x 9'6")

Bathroom - 3.94m x 2.01m (12'11" x 6'7")

Second Floor:

Landing

Bedroom 1 - 5.36m overall x 5.05m overall (17'7" x 16'7")

En-Suite Shower Room - 2.41m x 1.65m (7'11" x 5'5")

Bedroom 2 - 5.03m x 2.9m (16'6" x 9'6")

Bedroom 4 - 3.94m x 2.03m (12'11" x 6'8")

Outside: The front garden is planned with block paved driveway leading to an integral Garage (17' 9" x 9' 10") installed with electric light and power. The enclosed rear garden is mainly paved for ease of maintenance.

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

Tenure: Freehold

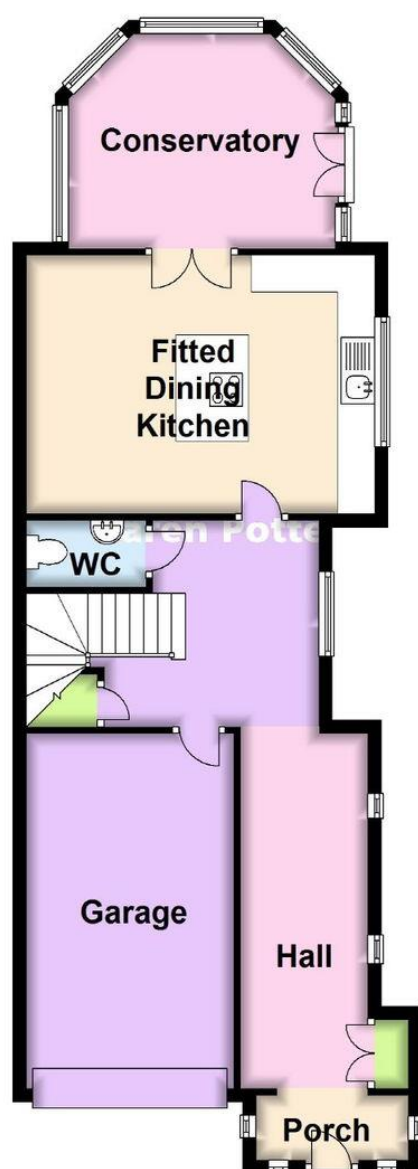
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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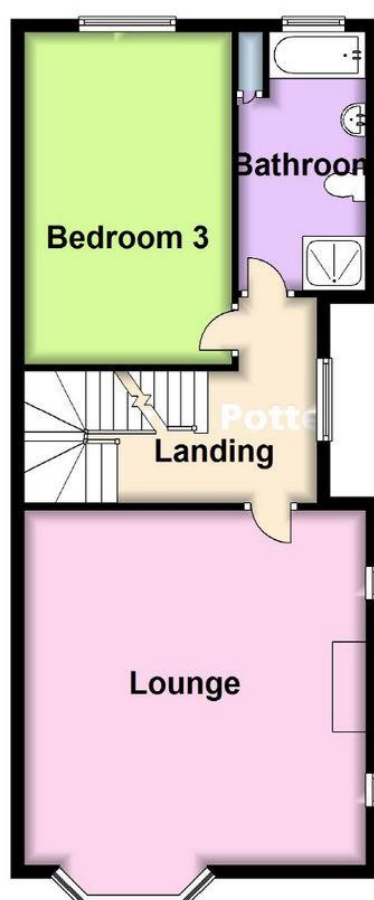
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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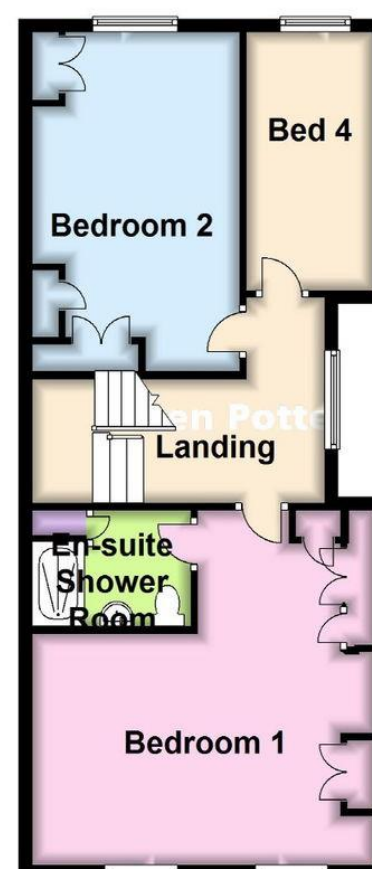
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	71	
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk