



-  Semi Detached House
-  Two Bedrooms (One En-suite)
-  Bathroom and Downstairs WC

-  Established Gardens
-  Off Road Parking
-  No Chain

**Price: £197,500** Subject to Contract

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







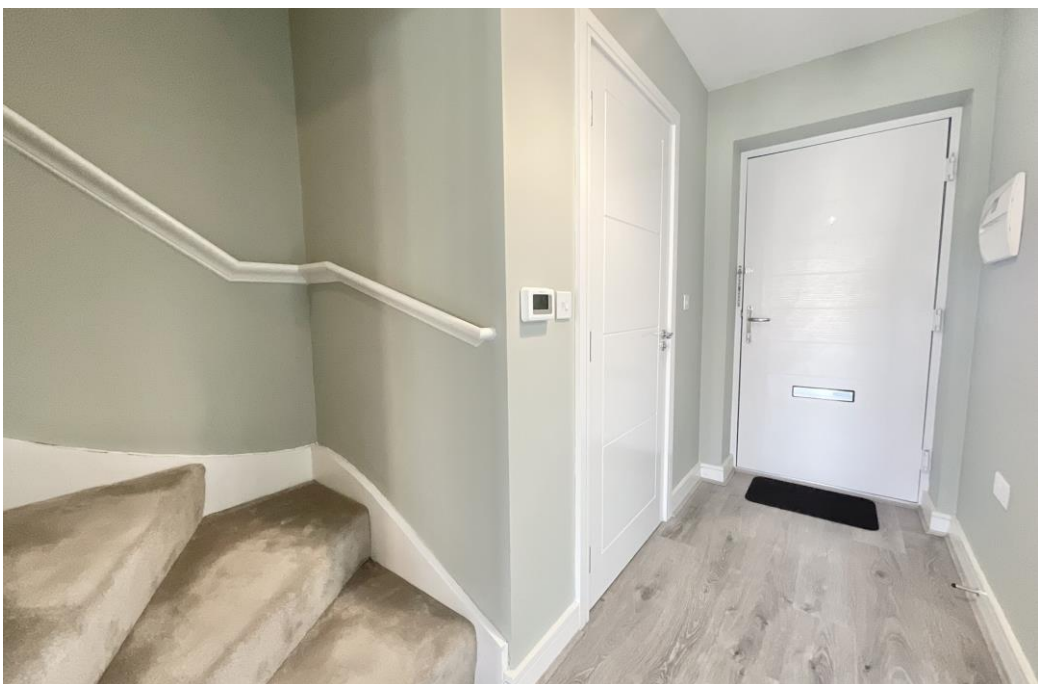
NO CHAIN - An excellent opportunity to purchase an immaculate and well planned two bedroom semi detached house forming part of the 'Hawtree Grove' development built by Seddon Homes and completed in 2022.

Installed with gas central heating and double glazed throughout, the well planned accommodation briefly comprises Hall, Cloakroom/WC, fitted Kitchen and rear Living Room with Dining Area to the ground floor with two Bedrooms, Bathroom and En-suite Shower Room to the first floor.

Outside, there is a driveway with EV charging point and lawned garden to the front whilst to the rear there is a good size garden with shaped lawn, mature borders and patio area.

Sherbrook Drive links with Aveling drive, which, in turn, links with Greaves Hall Avenue. The shops and amenities of Banks village are readily accessible and the picturesque village of Churchtown is 11 minutes' drive away where there are a range of shops; the Victorian Botanic Gardens; bars and restaurants. A number of primary and secondary schools are also readily accessible within the Churchtown area and the RSPB nature reserve can be visited at Marshside.





## Ground Floor:

### Hall

**Kitchen** - 3.07m x 2.18m (10'1" x 7'2")

**Lounge/Dining Room** - 4.52m x 4.06m (14'10" x 13'4") maximum, including store

**WC** - 1.8m x 0.97m (5'11" x 3'2")

## First Floor:

### Landing

**Front Bedroom 1** - 3.76m x 3.51m (12'4" x 11'6") maximum, plus store

**En-suite Shower Room** - 1.83m x 1.83m (6'0" x 6'0") maximum

**Rear Bedroom 2** - 3.38m x 2.31m (11'1" x 7'7")

**Bathroom** - 2.08m x 1.96m (6'10" x 6'5")

**Outside:** The front incorporates a driveway with EV charging point and lawned garden. To the rear there is a good size garden with shaped lawn, mature borders, small trees and patio area.

**ESTATE CHARGE:** There is an anticipated charge of £149.88 per annum (calculated from a budget) as a contribution towards maintenance of communal areas; general repairs; tree works; insurances; professional fees and sinking funds in relation to the common areas of the Seddon Homes Hawtree Grove development. A copy of this proposal document is available from the Agents upon request.

**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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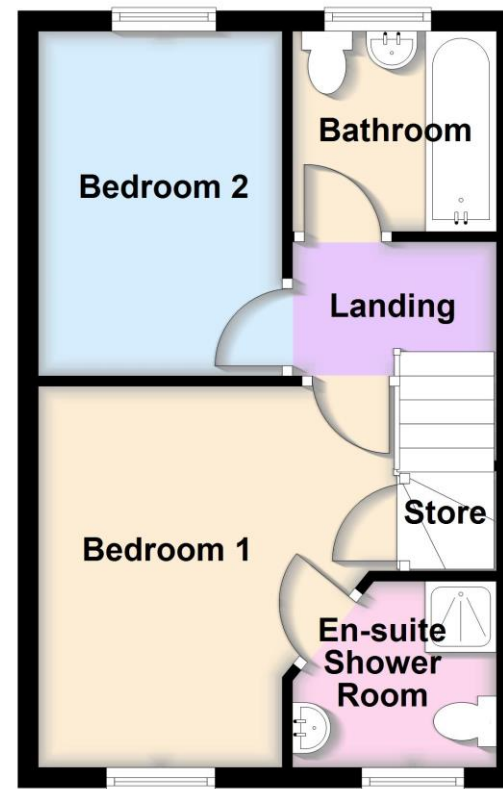
### Ground Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



### First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 65.5 sq. metres (705.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	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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