



-  Extended Semi Detached House
-  Three Bedrooms
-  Open Plan Kitchen/Dining Room

-  Modern Shower Room
-  Garage & South Facing Rear Garden
-  Inspection Highly Recommended

**Price: £395,000** Subject to Contract

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







Located in a highly desirable area of Hillside and enjoying enviable views over Southport Rugby Club to the rear, this extended family home offers very well presented accommodation and must be viewed to be fully appreciated.

The gas centrally heated and double glazed living space briefly comprises: Entrance Vestibule, Hall, Cloakroom, Lounge, Living Room, Fitted Kitchen/Dining Room and WC to the ground floor with three Bedrooms, modern Shower Room and separate WC to the first.

Outside, a paved frontage provides off road parking with timber gates allowing access down the side of the house to the Garage / Workshop. The south facing rear garden is arranged with timber deck, shaped lawn and established borders.

Lynton Road is conveniently placed for a number of highly regarded local primary and secondary schools. Public transport facilities, including the railway station on the Southport/Liverpool commuter line, are readily accessible and there are local shops at Sandon Road.





## Ground Floor:

### Hall

### Cloakroom

**Lounge** - 3.84m plus bay x 3.56m (12'7" x 11'8")

**Living Room** - 4.37m x 3.4m (14'4" x 11'2")

**Kitchen/Dining Room** - 6.4m overall x 5.74m overall (21'0" x 18'10")

### WC

## First Floor:

### Landing

**Bedroom 1** - 3.84m plus bay x 3.56m (12'7" x 11'8")

**Bedroom 2** - 4.37m x 3.56m (14'4" x 11'8")

**Bedroom 3** - 2.72m x 2.29m (8'11" x 7'6")

**Shower Room** - 2.29m x 2.16m (7'6" x 7'1")

### WC

**Outside:** A paved frontage provides off road parking with timber gates allowing access down the side of the house to the Garage / Workshop. The south facing rear garden is arranged with timber deck, shaped lawn and established borders.

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

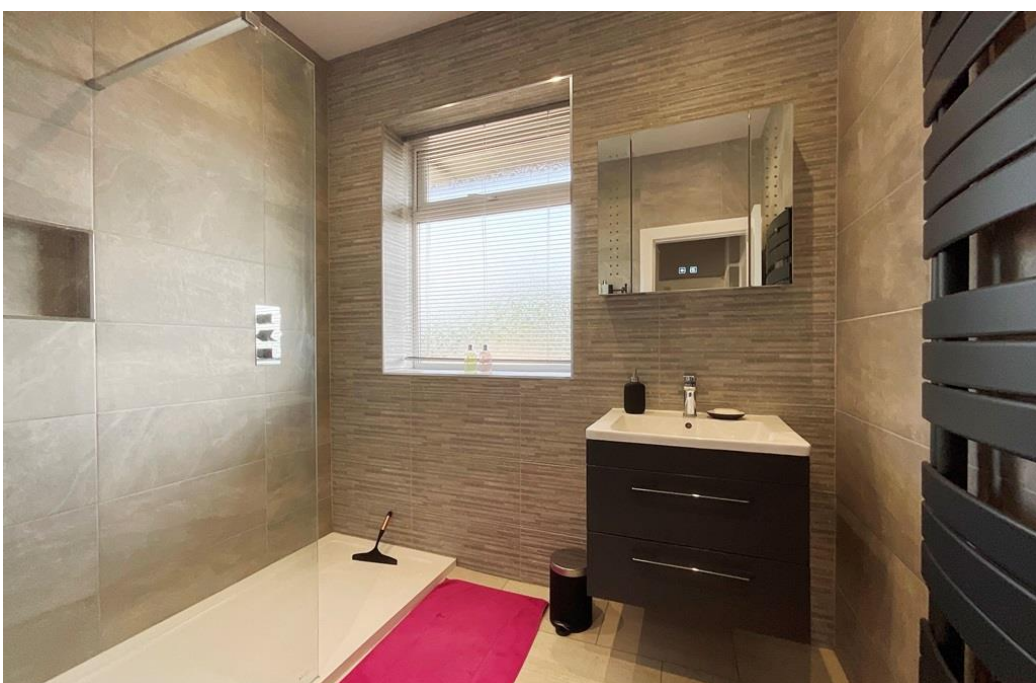
**Tenure:** Freehold

**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.

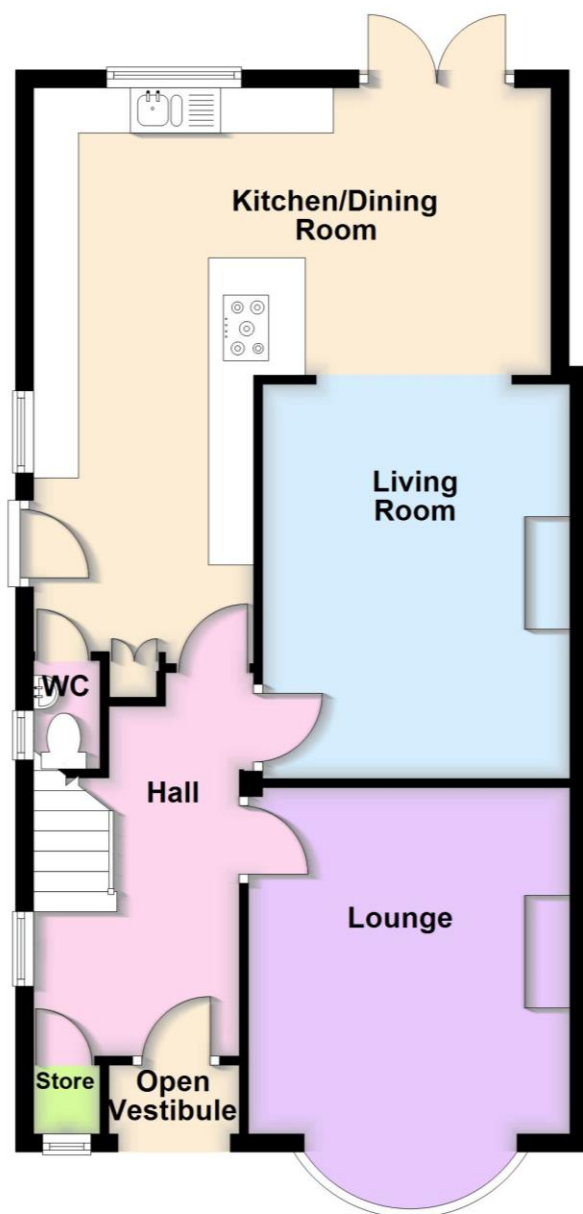
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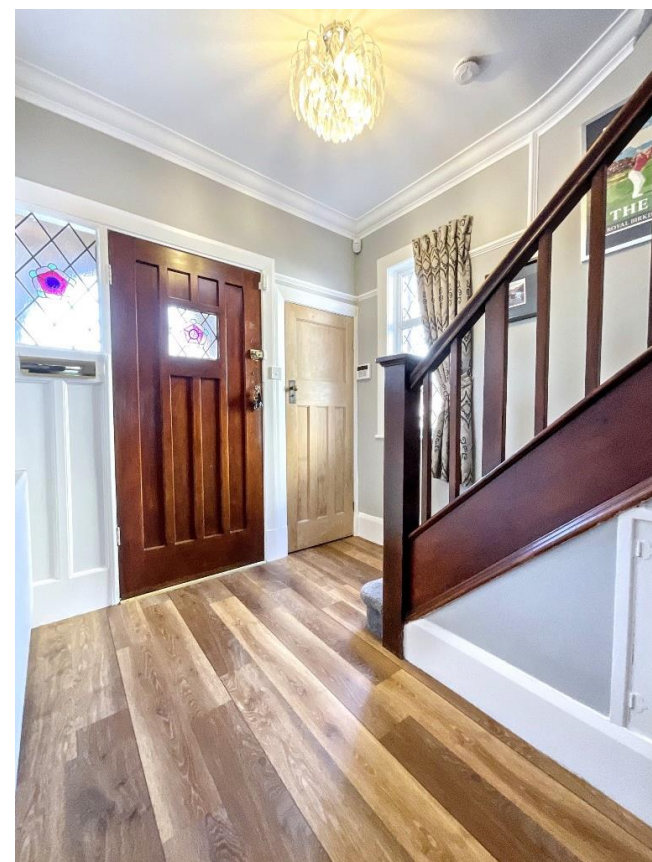
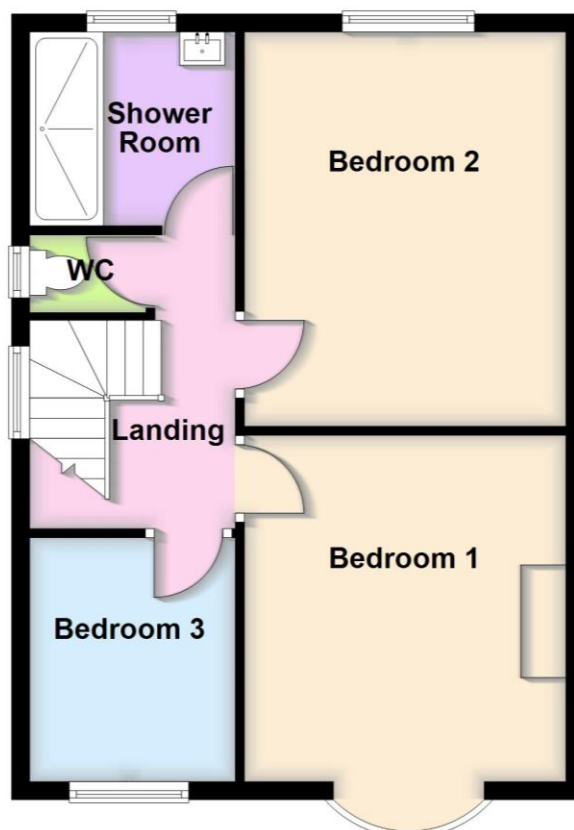
## Ground Floor

Approx. 68.9 sq. metres (741.4 sq. feet)



## First Floor

Approx. 49.8 sq. metres (535.8 sq. feet)



Total area: approx. 118.7 sq. metres (1277.2 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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