



-  Substantial Semi Detached House
-  Accommodation Over Three Floors
-  Six Bedrooms – One En-Suite

-  Conservatory
-  South East Facing Rear Garden
-  Inspection Recommended

**Price: £475,000** Subject to Contract

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







An excellent opportunity to purchase this family house of character which, in the opinion of the Agents, offers well planned, generously proportioned accommodation over three floors, of which an early internal inspection is highly recommended.

The gas centrally heating and double glazed accommodation would benefit from some general updating though offers excellent potential and briefly comprises; Porch, Hall, Cloakroom/WC, Living Room, Lounge, Conservatory and Kitchen/Dining Room to the ground floor with four double bedrooms (Bedroom 1 with En-Suite Shower Room) and family bathroom to the first. There is an additional staircase from the Landing leading to a further two Bedrooms.

Outside, the house stands in mature gardens, the front incorporating off road parking and the rear being a good size and of a south easterly aspect with patio areas, extensive shaped lawn, established borders and a detached, brick built, outhouse.

The property is located in a highly sought after residential area, conveniently placed for access to the many facilities of both Churchtown Shopping Village and the town centre. Hesketh Park is readily accessible and there are a number of primary and secondary schools within the vicinity.





## Ground Floor:

### Porch

**Reception Hall** - 5.79m overall x 3.96m (19'0" x 13'0")

**Cloakroom/WC** - 1.73m x 1.32m (5'8" x 4'4")

**Lounge** - 4.93m into bay x 4.75m (16'2" x 15'7")

**Living Room** - 5.44m overall x 4.27m (17'10" x 14'0")

**Conservatory** - 6.12m overall x 3.94m overall (20'1" x 12'11")

**Kitchen-Dining Room** - 6.81m x 3.3m (22'4" x 10'10")

## First Floor:

### Landing

**Bedroom 1** - 5.49m overall x 4.24m (18'0" x 13'11")

**En-Suite** - 2.01m x 1.88m (6'7" x 6'2")

**Bedroom 2** - 4.93m x 4.75m (16'2" x 15'7")

**Bedroom 3** - 3.33m x 3.15m (10'11" x 10'4")

**Bedroom 4** - 3.63m plus recess x 2.84m (11'11" x 9'4")

**Bathroom** - 3.56m overall x 2.39m (11'8" x 7'10")

## Second Floor:

**Bedroom 5** - 5.59m x 3.99m overall (18'4" x 13'1")

**Bedroom 6** - 2.67m plus recess x 2.41m (8'9" x 7'11")

**Outside:** The house stands in mature gardens, the front incorporating off road parking and the rear being a good size and of a south easterly aspect with patio areas, extensive shaped lawn and established borders and a detached, brick built, outhouse.

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

**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.

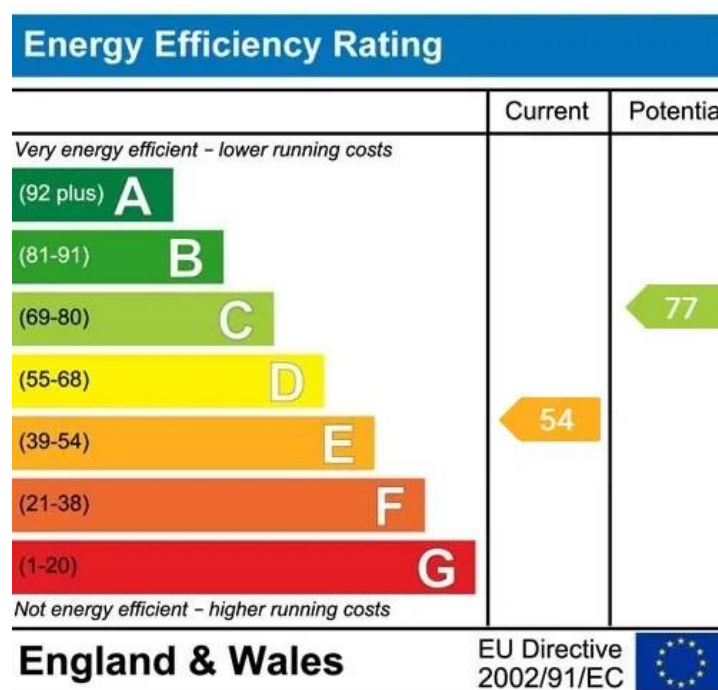
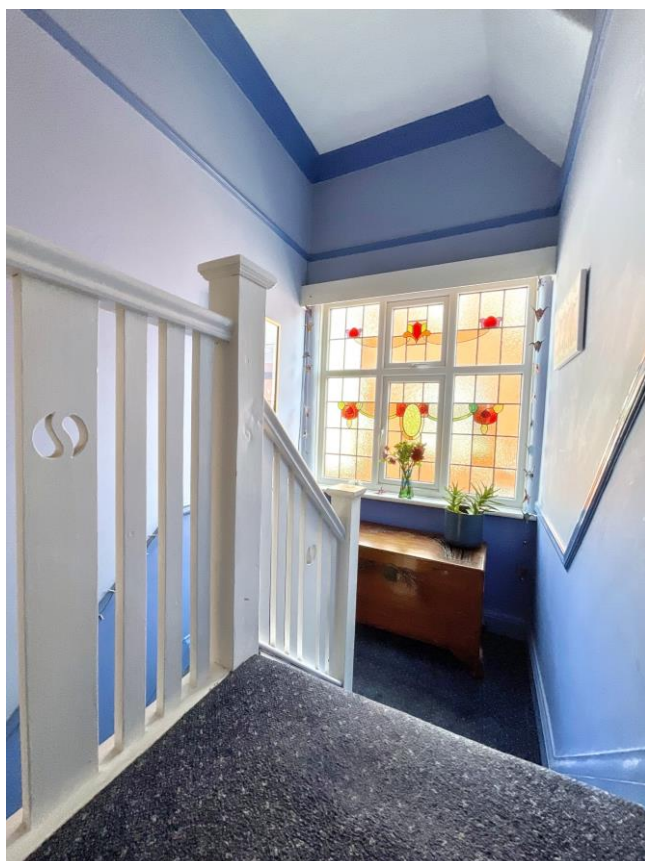
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Total area: approx. 233.6 sq. metres (2514.2 sq. feet)



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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