



Highfield Road,
Southport, PR9 8QL

Price: £360,000 Subject to Contract

An early inspection is highly recommended of this very well presented family home, extended and improved by the current owners to provide, deceptively spacious accommodation in a much sought after residential area of Churchtown.

The gas centrally heated and double glazed living space is arranged over three floors and briefly comprises: Entrance Vestibule, Hall, Cloaks/WC, Dining Room and open plan Living Room to modern fitted Kitchen on the ground floor. Two double Bedrooms, a single Bedroom and Family Bathroom are on the first floor with a loft conversion providing a further double Bedroom and Shower Room.

Outside, the front is paved to provide off road parking for a number of cars with twin, timber gates allowing access down the side of the house to the car port and detached, brick built garage. The rear garden is a particular feature, being a very good size, arranged with paved patio, extensive shaped lawn with well stocked mature borders and timber gazebo.

Highfield Road occupies a particularly convenient location close to the many amenities of Churchtown Village.



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01704 500 008

Ground Floor:

Entrance Vestibule

Hall

Dining Room - 3.45m plus bay x 3.43m (11'4" x 11'3")

Open Plan Kitchen to Living Room

6.35m overall x 5.46m overall (20'10" x 17'11")

WC

First Floor:

Landing

Bedroom 1 - 3.51m plus bay x 3.43m (11'6" x 11'3")

Bedroom 2 - 4.06m x 3.43m (13'4" x 11'3")

Bedroom 3 - 2.54m x 2.03m (8'4" x 6'8")

Bathroom - 2.74m x 2.01m (9'0" x 6'7")

Second Floor:

Bedroom 4 - 3.81m x 3.35m plus recess (12'6" x 11'0")

Shower Room - 1.96m x 2.44m (6'5" x 8'0")

Outside:

The rear garden is a particular feature, being a very good size, arranged with paved patio, extensive shaped lawn with well stocked mature borders and timber gazebo.

Council Tax:

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

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.





Total area: approx. 121.2 sq. metres (1304.6 sq. feet)

