



KAREN PARKS
SALES & LETTINGS



20 George Drive, Southport, PR8 3EY
Offers Over £170,000

Karen Parks Sales and Lettings are pleased to offer for sale this spacious three bedroom semi detached property situated in a quiet location with beautiful open field views from the front of the property. The house offers plenty of potential for those that wish to put their own stamp on a property. It briefly comprises of: hallway, lounge, kitchen-diner and lean to extension. To the first floor are three bedrooms, a wet room and WC. There is a driveway with off road parking for multiple cars to the front and excellent sized sunny rear gardens. The house is situated within walking distance of Ainsdale village with all it's amenities such as shops, restaurants, cafes, hairdressers and the train station and bus route for those who are commuting. Offered for sale **WITH NO ONWARD CHAIN**.

ACCOMMODATION

Ground Floor

Hallway



Spacious hallway with one radiator.

Lounge 19'7" x 10'9" (5.97 x 3.30)



The lounge has a large double glazed bay window to the front of the room, two radiators, a feature fireplace and double glazed window to the rear of the room.

Kitchen-Diner 12'11" x 12'2" (3.94 x 3.71)



The open plan kitchen-diner is a good size and has a range of wall and base units for storage, as well as two larger built in storage cupboards. There is a sink with double glazed window above and door to the side leading to a passage way with access to the lean to.

Lean to extension 27'0" x 15'4" (8.25 x 4.68)



Accessed from the side kitchen door there is a passageway with access to both the front of the property and also the lean to extension. This space offers plenty of potential for extension from the existing property - subject to suitable planning/building regulations.

First Floor

Landing

The landing has a double glazed window, loft hatch and storage cupboard containing the boiler.

Bedroom 1 13'11" x 9'6" (4.25 x 2.92)



The master bedroom has one radiator and a double glazed window.

Bedroom 2 10'11" x 9'8" (3.34 x 2.97)



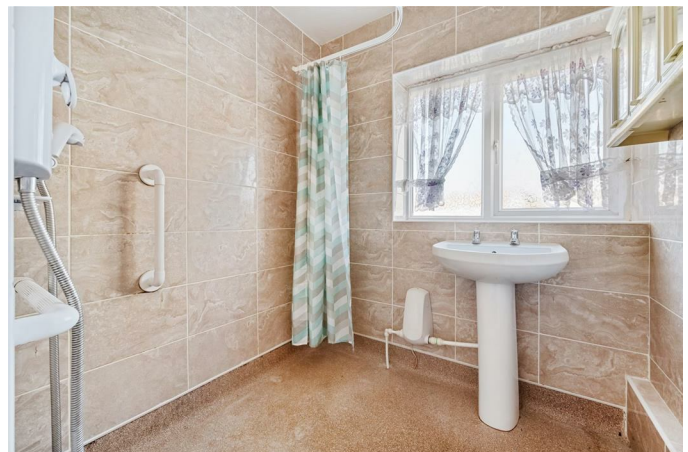
The second double bedroom has one radiator, a double glazed window and built in storage cupboard.

Bedroom 3 10'0" x 9'1" (3.07 x 2.79)



This bedroom has a double glazed window looking out to the front of the property with beautiful views of open fields, one radiator and built in shelving.

Wet Room 5'9" x 5'4" (1.77 x 1.65)



The wet room has an electric shower with shower curtain surrounding, hand wash basin, radiator and double glazed window.

WC 5'6" x 2'7" (1.69 x 0.80)



Seperate WC with double glazed window and radiator.

Outside

Front garden

There is a driveway with off road parking for two cars and an area laid to lawn in front of the lounge window.

Rear Garden



Leading out from the lean to extension is an excellent sized, sunny rear garden. There is a patio area with space for seating which has a paved pathway leading to the rear of the garden, and either side of this are two large lawned areas.

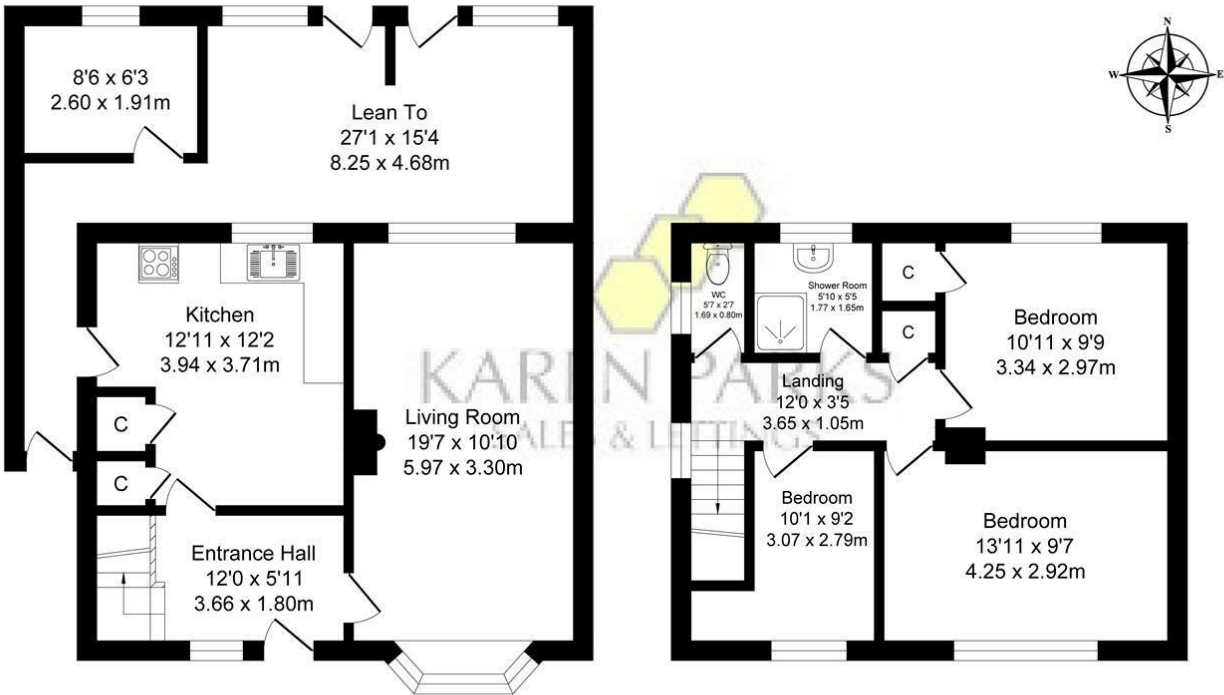
Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

George Drive
Total Approx. Floor Area 982 Sq.ft. (91.2 Sq.M.)
(Excluding Lean To)

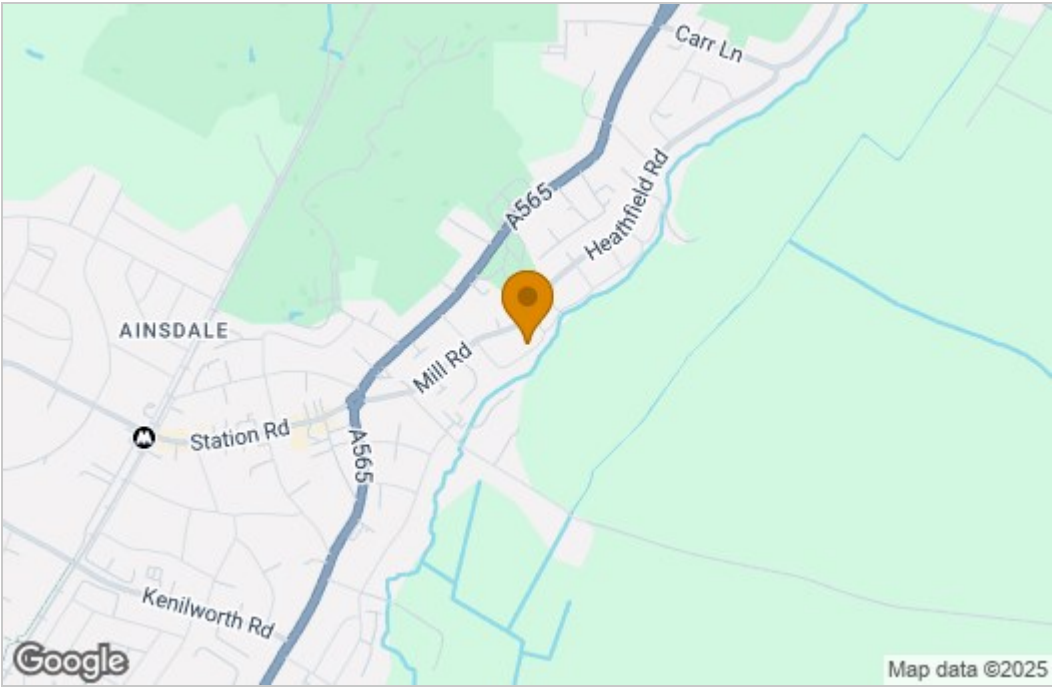
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



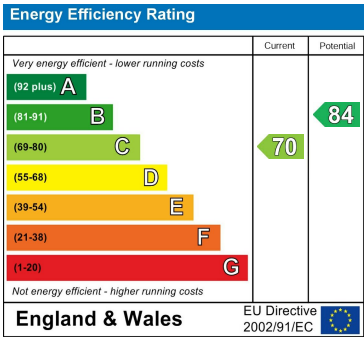
Ground Floor
Approx. Floor Area 522 Sq.Ft (48.5 Sq.M.)

First Floor
Approx. Floor Area 460 Sq.Ft (42.7 Sq.M.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.