KAREN PARKS
SALES & LETTINGS



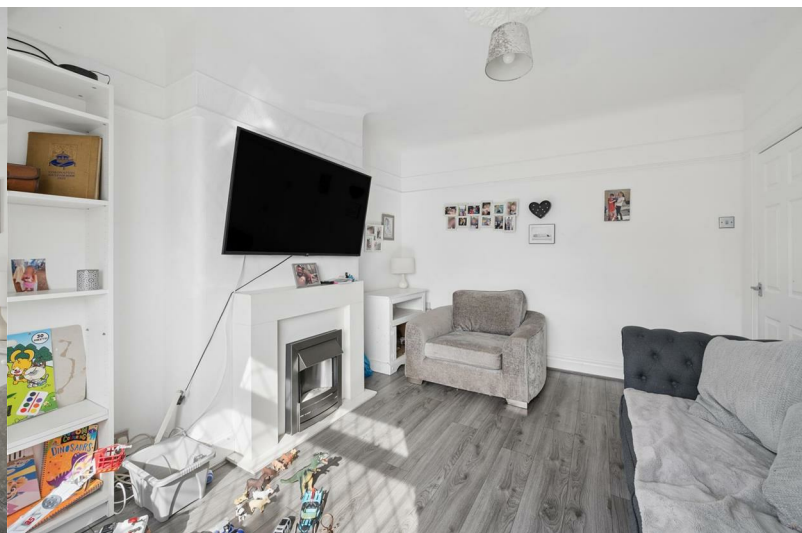
19 Segars Lane

, Southport, PR8 3HT

Offers Over £260,000

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ACCOMMODATION

Ground Floor

Enclosed Porch
Enclosed porch leading into the hallway.

Hallway
The hallway has one radiator.

Living Room
13'1" x 11'1" (4.00 x 3.40)
The living room has one radiator, a double glazed window and a feature electric fireplace as a focal point to the room.

Kitchen-Diner
17'8" x 11'5" (5.40 x 3.50)
The open plan kitchen-diner has two large double glazed windows looking out over the garden and allowing in plenty of light. There are a range of wall and base units providing storage as well as an under stairs storage cupboard. There is one radiator and a sink situated below the window. There is space for an oven, slimline dishwasher and fridge-freezer.

Playroom
14'9" x 6'10" (4.50 x 2.10)
This room could either be used as a playroom for those with children or alternatively an office for those working from home. There is one radiator and a double glazed window.

Utility Room
6'10" x 5'8" (2.10 x 1.75)
The utility room has space for a washing machine, one radiator and a door leading out into the garden.

Bedroom 4/Reception Room
This room could either be used as a fourth bedroom or alternatively as another reception room. There is one radiator and a double glazed window looking out to the front of the property.

WC
WC with hand wash basin and radiator.

First Floor

Landing
The landing has a loft hatch and door leading out onto the flat roof area.

Bedroom 1
13'1" x 11'1" (4.00 x 3.40)
The master bedroom is a good size and has a double glazed window looking out to the front of the property and one radiator.

Bedroom 2
11'5" x 11'1" (3.50 x 3.40)
The second double bedroom has a double glazed box bay window and one radiator.

Bedroom 3
6'6" x 6'6" (2.00 x 2.00)
This bedroom has a double glazed window looking out over the front of the property and one radiator.

Bathroom
7'2" x 6'6" (2.20 x 2.00)
The bathroom comprises of a bath with overhead shower, hand wash basin, WC, radiator and a double glazed window.

Outside

Front Garden

There is a large stoned driveway to the front of the property giving curb appeal but also providing off road parking for two cars.

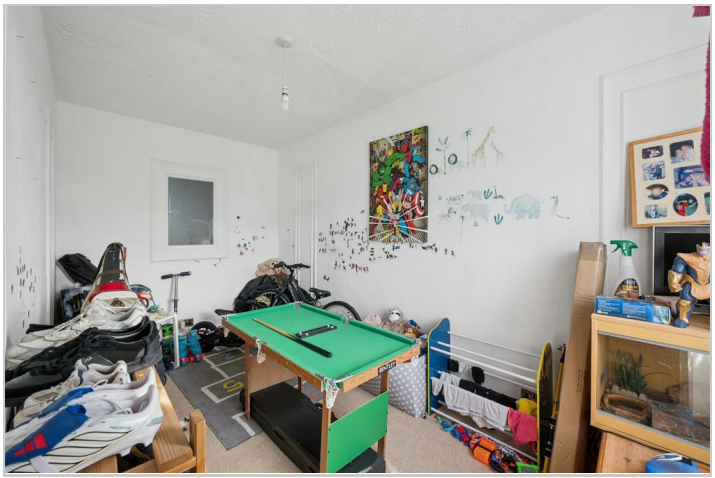
Rear Garden

There is an enclosed rear garden leading out from the back of the house as a place to sit and enjoy alfresco dining, whilst still being low maintenance.

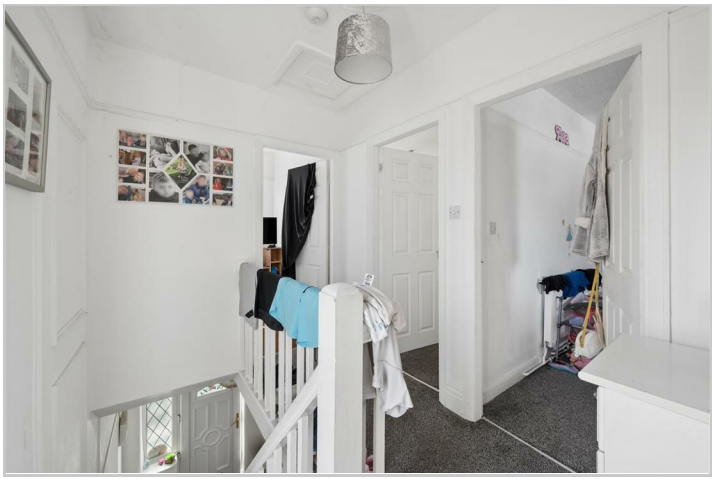
Important Information

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.









Road Map



Hybrid Map



Terrain Map

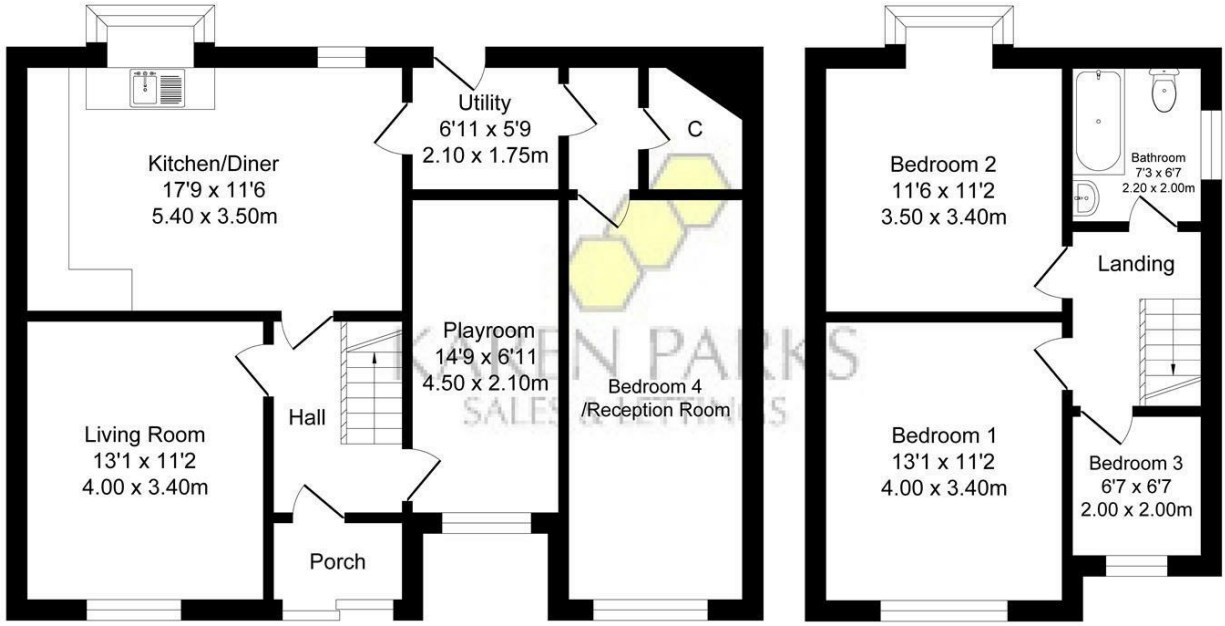


Floor Plan

Segars Lane, Ainsdale

Total Approx. Floor Area 1045 Sq.ft. (97.1 Sq.M.)

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.



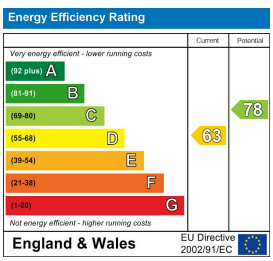
Ground Floor
Approx. Floor
Area 607 Sq.Ft
(56.4 Sq.M.)

First Floor
Approx. Floor
Area 438 Sq.Ft
(40.7 Sq.M.)

Viewing

Please contact our Formby Office on 01704 835780 if you wish to arrange a viewing appointment for this property or require further information.

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.

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