



-  Deceptively Spacious Coach House
-  Two Bedrooms – One En-Suite
-  Two Receptions & Kitchen/Breakfast Room

-  South West Facing Rear Garden
-  Central Southport Position
-  Inspection Recommended

Price: £295,000 Subject to Contract

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





An early inspection is highly recommended of this well presented, former coach house, occupying a secluded position within a moments stroll from Southport town centre.

The gas centrally heated and double glazed property is arranged over two floors with accommodation briefly comprising: Gravel laid front courtyard with Outside Store (9 cubic meters) and additional log store, Entrance door to vestibule with steps down to Reception Hall, Cloakroom/WC, Living Room with built in storage cupboard and log burner, fitted Kitchen/Dining Room and Inner Hall with under stairs storage and staircase leading to the first floor providing three double Bedrooms (one with En-Suite Shower Room) and the main Bathroom.

Outside, there is off road parking for two cars to the front, with gravel laid courtyard style garden to the side and a good size, south west facing rear garden, arranged with raised patio, shaped lawn and well stocked mature borders.



Ground Floor:

Reception/Dining Hall - 4.62m x 3.78m plus vestibule (15'2" x 12'5")

Living Room - 5.49m x 4.62m (18'0" x 15'2")

Kitchen/Breakfast Room - 5.18m x 3m (17'0" x 9'10")

Cloakroom/WC - 3m x 1.09m (9'10" x 3'7")

Inner Hallway

First Floor:

Landing

Bedroom 1 - 4.62m overall x 3.96m plus recess (15'2" x 13'0")

En-Suite Shower Room - 2.11m x 1.14m (6'11" x 3'9")

Bedroom 2 - 3.55m (11'8") x 2.80m (9'2")

Bedroom 3 - 3.55m (11'8") x 2.55m (8'4")

Bathroom - 2.59m x 2.54m (8'6" x 8'4")

Outside: There is off road parking for two cars to the front, with gravel laid courtyard style garden to the side and a good size, south west facing rear garden, arranged with raised patio, shaped lawn and well stocked mature borders.

NB: The Coach House has a pedestrian right of way over the rear of no.10 Church Street.

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: This property is installed with fibre broadband. Check the availability by clicking this link:

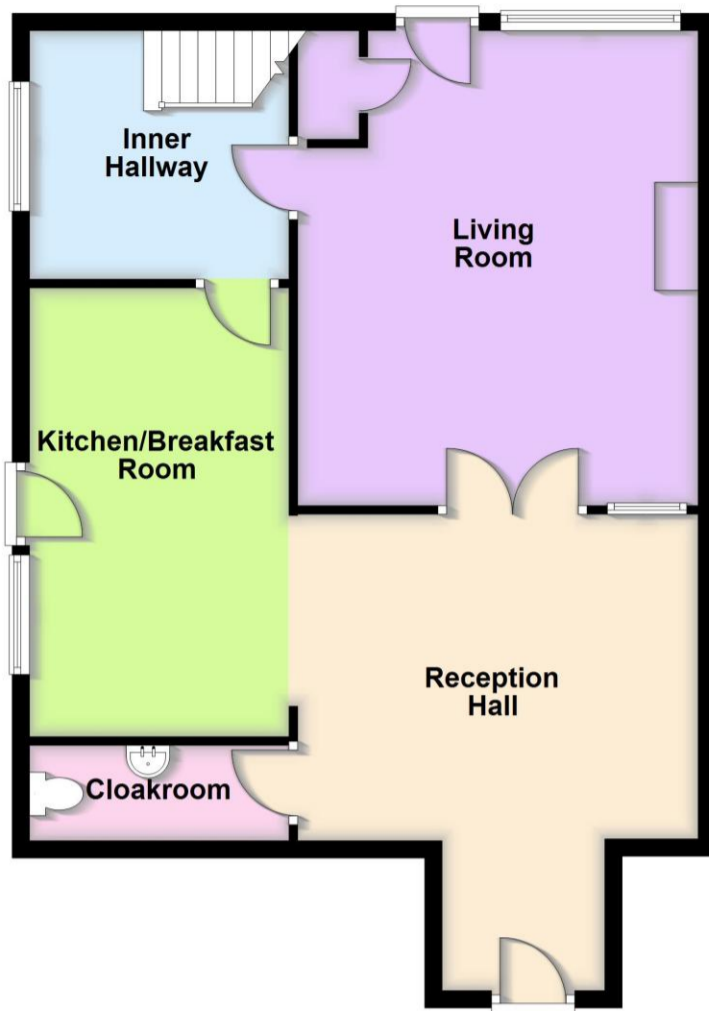
<https://labs.thinkbroadband.com/local/index.php>

Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

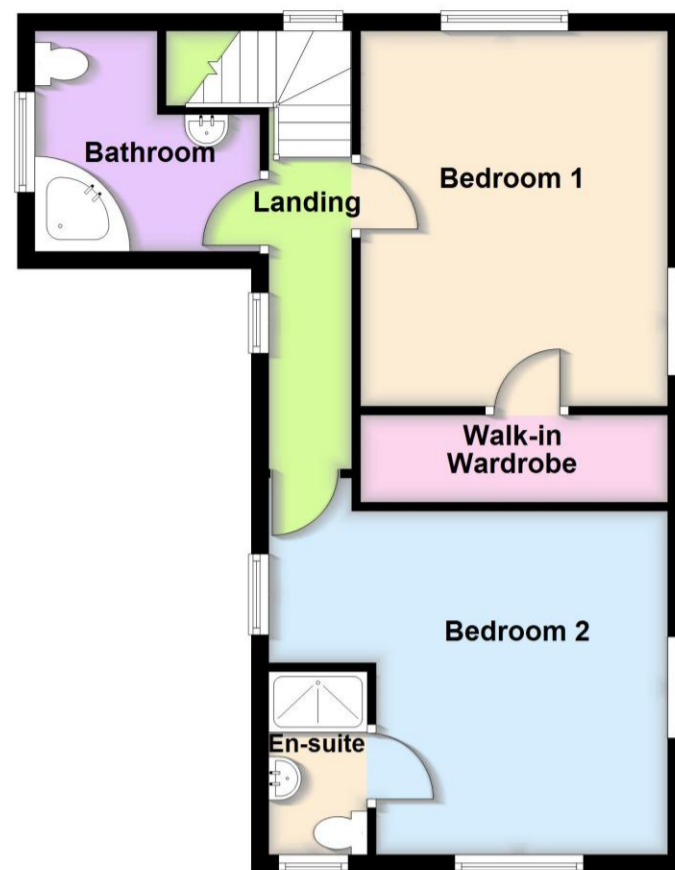
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Ground Floor
Approx. 75.6 sq. metres (813.3 sq. feet)



First Floor
Approx. 50.8 sq. metres (546.7 sq. feet)



Total area: approx. 126.3 sq. metres (1359.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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