



## High Park Road, Southport PR9 7QL

An early viewing is highly recommended of this particularly well presented bungalow, offered for sale with no onward chain and very well placed for accessing Churchtown village.

The property has recently undergone a comprehensive programme of modernisation to include, rewiring, new plumbing and heating system, replastering, new roof, modern fitted kitchen and bathroom, flooring and decor throughout.

Accessed via a storm porch to front, you enter a hall with doors to both double bedrooms, bathroom and the open plan living/dining/kitchen. Outside, a driveway provides off road parking for a couple of vehicles and the garden is turfed to front and side.

Occupying a corner plot, the property is convenient for accessing the shops of Bispham Road and Roe Lane along with the shops, bars and restaurants of Churchtown village.



**Price: £190,000 Subject to Contract**

## Ground Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



### Ground Floor:

**Porch**

**Hall**

**Living/ Dining/ Kitchen** - 4.9m x 4.24m (16'1" x 13'11")

**Bedroom 1** - 4.52m x 2.9m (14'10" x 9'6")

**Bedroom 2** - 3.43m x 2.9m (11'3" x 9'6")

**Bathroom** - 2.9m x 1.98m (9'6" x 6'6")

### Outside:

A driveway provides off road parking for a couple of vehicles and the garden is turfed to front and side.

### Council Tax:

Enquiries made of the Council Tax Valuation List is to be confirmed

### Tenure:

Freehold

### 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	78	
(55-68) D		
(39-54) E		
(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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.