



-  "Howard Built" Semi Detached Bungalow
-  Two Double Bedrooms
-  Fitted Kitchen

-  Shower Room
-  Garage and Parking
-  Gardens

Price: £230,000 Subject to Contract

Viewing: By arrangement with The Agents (01704) 500 008





NO CHAIN - A well planned and attractively presented "Howard Built" semi-detached bungalow which is located within a sought after residential area of Southport.

The bungalow is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, Hall, Front Living Room, Fitted Kitchen, two double Bedrooms and Shower Room. There are established gardens to the front and rear, the front incorporating ample parking and leading to an integral Garage.

Preston New Road leads towards the many amenities of both Crossens and Churchtown Villages with local transport facilities to the town centre readily accessible.



ENTRANCE VESTIBULE

HALL

LIVING ROOM 13' 11" x 11' 4" (4.24m x 3.45m)

KITCHEN 11' 4" x 8' (3.45m x 2.44m)

BEDROOM 1 13' x 11' 11" (3.96m x 3.63m)

BEDROOM 2 11' 9" x 10' 11" (3.58m x 3.33m)

SHOWER ROOM 8' x 7' 3" (2.44m x 2.21m)



OUTSIDE: The front has gravelled garden area with paved driveway and turning point leading to a **Garage** measuring 4.83m (15'10") x 2.41m (7'11") with plumbing for washing machine, space for tumble dryer and freezer. The rear garden is a particular feature arranged with paved patio leading to shaped lawn with well stocked mature borders.

NB: In accordance with the Estate Agents Act of 1979 we confirm this property is part owned by an employee of Karen Potter Limited.

Council Tax Banding: 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>

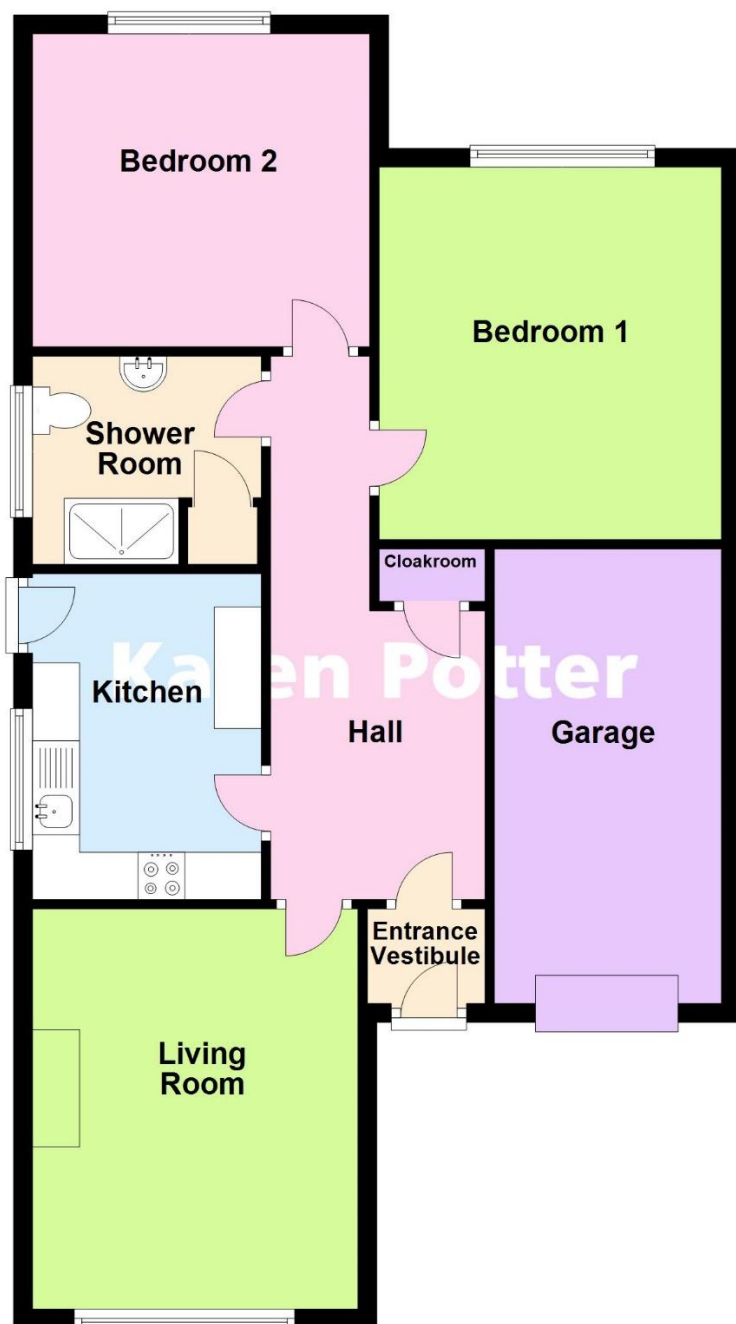
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 81.4 sq. metres (876.0 sq. feet)



Total area: approx. 81.4 sq. metres (876.0 sq. feet)

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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