



Whitby Avenue, Southport PR9 8JW

NO CHAIN - Extended, very well presented and in a popular residential area of Southport. A modern style semi-detached family house which has been extended to both the side and the rear, offering spacious accommodation which briefly comprises Hall, front Living Room, Dining Room, Dining Kitchen, Utility Room, Conservatory and Bedroom with En-Suite Shower Room to the ground floor and three Bedrooms with Bathroom to the first.

Gas central heating and upvc double glazing are installed. There are landscaped gardens to the front and rear of the property which are a particular feature, the front incorporating a paved driveway providing off road parking and shaped lawn. The good size rear garden has a sunny aspect and is planned for ease of maintenance with a summer house and mature borders including a cherry tree.

Located off Banks Road, Whitby Avenue links Skipton Avenue and Harrogate Way, convenient for access to public transport facilities leading Southport town centre and Banks Village. The schools and amenities of Marshside, Crossens and Churchtown villages are also readily accessible. The property is adjacent to the Coastal Road which leads to the RSPB sanctuary, Southport Promenade and beach.



Price: £240,000 Subject to Contract

Ground Floor:

- Hall**
- Living Room** - 4.75m x 3.66m (15'7" x 12'0") overall, plus bay
- Dining Room** - 3.48m x 2.72m (11'5" x 8'11") plus bay
- Kitchen/ Breakfast Room** - 5.31m x 4.11m (17'5" x 13'6") overall
- Utility Room** - 1.65m x 1.37m (5'5" x 4'6")
- WC** - 1.65m x 0.91m (5'5" x 3'0")
- Conservatory** - 3.68m x 2.74m (12'1" x 9'0")
- Bedroom 1** - 4.6m x 2.34m (15'1" x 7'8")
- Ensuite** - 2.34m x 1.09m (7'8" x 3'7")



First Floor:

- Landing**
- Bedroom 2** - 3.73m x 3.61m (12'3" x 11'10")
- Bedroom 3** - 3.58m x 2.77m (11'9" x 9'1")
- Bedroom 4** - 2.51m x 2.08m (8'3" x 6'10")
- Bathroom** - 1.93m x 1.63m (6'4" x 5'4")



Outside:

There are gardens to the front and rear of the property, the front incorporating a paved driveway providing off road parking and shaped lawn. The good size rear garden is planned for ease of maintenance with a summer house and mature borders including a cherry tree.

Council Tax:

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

Tenure:

Freehold with a chief rent of £10 per year payable to Northern Securities.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.