



Granby Close,
Southport, PR9 9QG
Price: £315,000 Subject to Contract

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this Howard built, detached bungalow, located in a popular residential cul de sac of similar homes and offering accommodation which, in the opinion of the Agents is well planned and attractively proportioned.

The gas centrally heated and upvc double glazed accommodation briefly comprises: Hall, L-Shaped Lounge/Dining Room, Fitted Kitchen, three Bedrooms, modern Shower Room and additional WC.

There are mature lawned gardens to the front and rear which are a particular feature of the property, incorporating a paved driveway to the side leading to a separate Garage.

Granby Close is a turning off Knob Hall Lane which links Radnor Drive with Marshside Road. Local shops are available on Fylde Road, whilst the amenities of Churchtown village are also readily accessible.

Ground Floor:**Hall**

Lounge/Dining Room - 6.43m overall x 5.49m overall (21'1" x 18'0")

Kitchen - 5.03m overall x 2.74m overall (16'6" x 9'0")

Bedroom 1 - 4.22m x 3.63m (13'10" x 11'11")

Bedroom 2 - 3.15m x 2.72m (10'4" x 8'11")

Bedroom 3 - 3.15m x 2.49m (10'4" x 8'2")

Shower Room - 2.34m x 1.73m (7'8" x 5'8")

WC - 1.73m x 0.91m (5'8" x 3'0")

**Outside:**

The front has shaped lawn with established borders and paved driveway to provide off road parking. Wrought iron gates give access to a garage measuring 5.44m (17ft 10in) x 2.74m (9ft 3in) with up and over door. The rear garden is a particular feature arranged with paved patio leading to shaped lawn with well stocked mature borders including a variety of established shrubs and trees.

Council Tax:

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

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>

NB:

We are required under the Money Laundering Regulations to check

Purchaser's Identification Documents at the time of agreement to purchase.

Ground Floor
Approx. 90.8 sq. metres (977.2 sq. feet)



Total area: approx. 90.8 sq. metres (977.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	