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Woodlands Close, Southport PR9 9PN

An excellent opportunity has arisen to purchase a superb detached family house which is located within a private road of just four properties off Rawlinson Road, close to Hesketh Park and within convenient distance of Southport Town Centre and Churchtown Village.

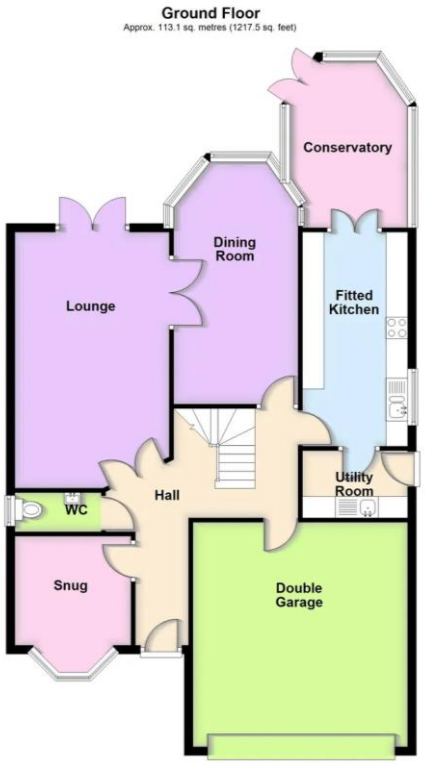
Offering well planned, pleasantly proportioned, bright and spacious accommodation, the property has had the benefit of a new fitted Kitchen with integrated appliances, new En Suite Shower Room, new feature staircase and patio, all installed since 2021.

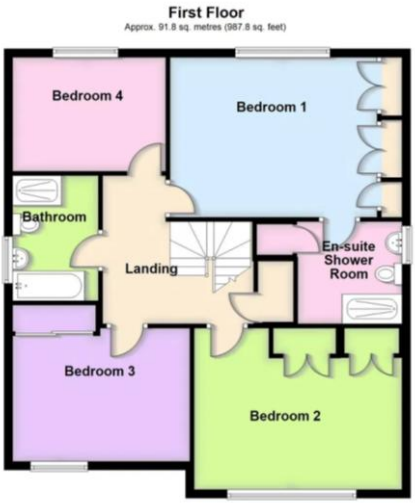
Gas central heating and upvc double glazing are installed with the accommodation briefly comprising Hall with fitted Cloakroom/wc., rear Lounge with French doors to the rear garden, rear Dining Room, front Snug, Fitted Kitchen, Utility Room and Conservatory to the ground floor. To the first floor there are four bedrooms (the principal with spacious en-suite Shower Room and main bathroom/wc with separate shower.

Outside there are gardens to the front and rear, ample parking to the front of the property and an integral double garage with electric door and interior courtesy access to the house.

Price: **£495,000** Subject to Contract

Ground Floor:
Hall
Fitted Cloakroom/wc - 1.93m x 0.91m (6'4" x 3'0")
Rear Lounge - 5.69m x 3.56m (18'8" x 11'8")overall
Rear Dining Room - 5.64m x 2.9m (18'6" x 9'6")overall including splay bay window.
Front Snug - 3.18m x 2.69m (10'5" x 8'10")overall including splay bay window to the front.
Fitted Kitchen - 4.98m x 2.44m (16'4" x 8'0")
Utility Room - 2.44m x 1.45m (8'0" x 4'9")
First Floor:
Landing
Rear Bedroom 1 - 4.88m x 3.84m (16'0" x 12'7")plus area housing built in wardrobes to one wall.
En Suite Shower Room - 2.57m x 2.49m (8'5" x 8'2")
Front Bedroom 2 - 4.93m x 3.78m (16'2" x 12'5")
Front Bedroom 3 - 4.14m x 3.12m (13'7" x 10'3")plus recess
Rear Bedroom 4 - 3.58m x 3.56m (11'9" x 11'8")
Bathroom - 2.9m x 1.91m (9'6" x 6'3")





Outside:
There are established gardens to the front and rear of the property, the front incorporating a driveway leading to an integrated double width Garage (16'2 wide x 12'5" deep) installed with electrically operated door and interior courtesy door leading into the house. The rear garden is planned with lawn, borders and feature paved patio.

Please note:
Woodlands Close is a private road serving four homes and is unadopted by the Council. The owner of this property also owns the entrance section of the cul-de-sac with the three remaining owners having right of way to reach their property.

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

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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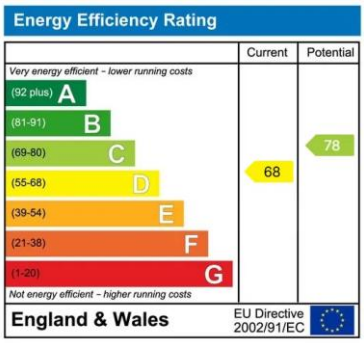

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer 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.