



**KAREN PARKS**  
SALES & LETTINGS



**3 Eliza Close, Southport, PR9 7AY**

**£300,000**

Karen Parks Sales and Lettings are delighted to bring to market this modern, recently built three bedroom semi detached property situated over three floors and in a private and gated development. The property briefly comprises of: hallway with spacious WC and an open plan kitchen-diner family room perfect for entertaining. To the first are two double bedrooms with a family bathroom and to the second floor is the master bedroom which benefits from an ensuite. There is off road parking in front of the property behind the gates and gardens to the rear with raised plant beds. The property is situated close to Churchtown village with main shops, restaurants, bars and cafes and the Botanic Gardens. It is also close to local schools making it perfect for a family. Offered for sale **WITH NO ONWARD CHAIN.**

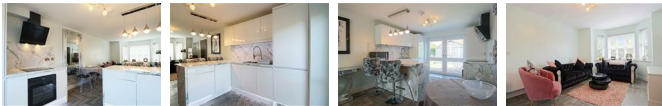
## ACCOMMODATION

### Ground Floor

#### Hallway



#### Open Plan kitchen-Family Room 24'8" x 10'8" (7.52 x 3.27)



#### WC 5'10" x 6'5" (1.79 x 1.97)



### First Floor

#### Landing

#### Bedroom 2 10'3" x 10'8" (3.14 x 3.27)



#### Bedroom 3 9'5" x 10'8" (2.89 x 3.27)



#### Bathroom 5'10" x 3'18" (1.79 x 97)



### Second Floor

#### Landing

#### Bedroom 1 17'8" x 14'2" (5.40 x 4.34)



#### Ensuite



## **Outside**

### **Front Garden**

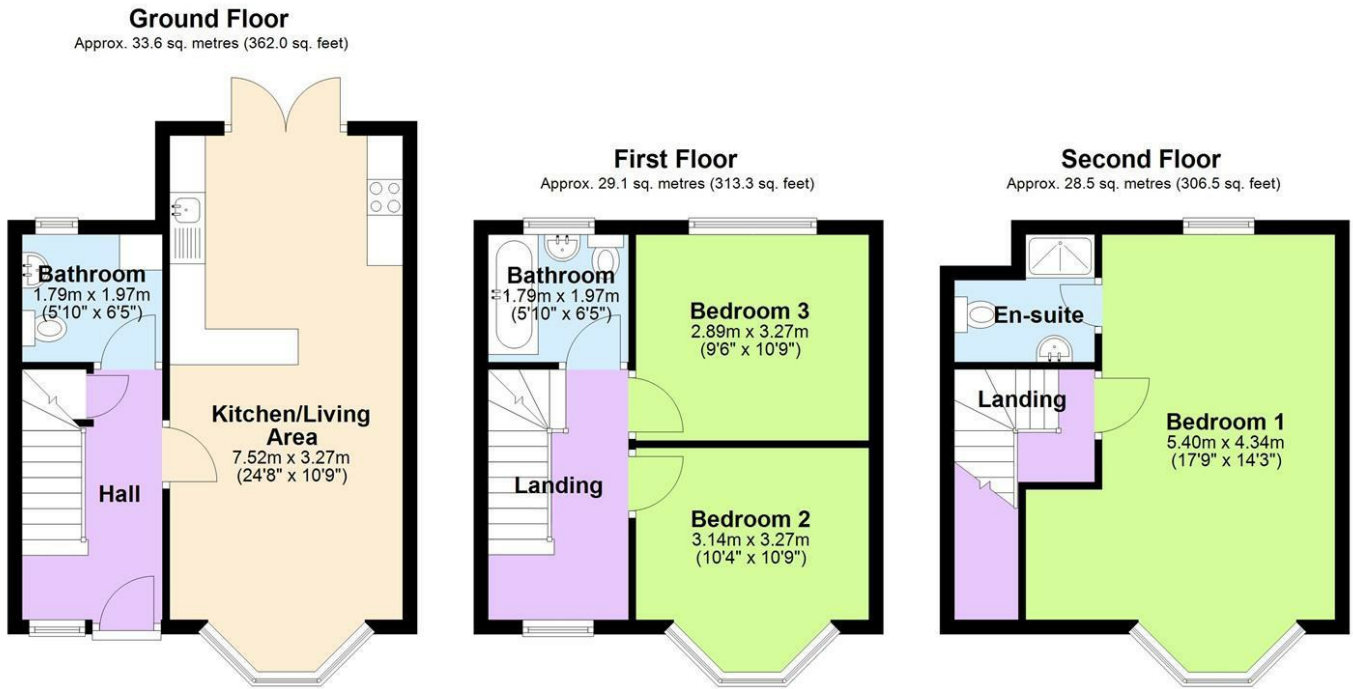
### **Rear Garden**



### **Important Information**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

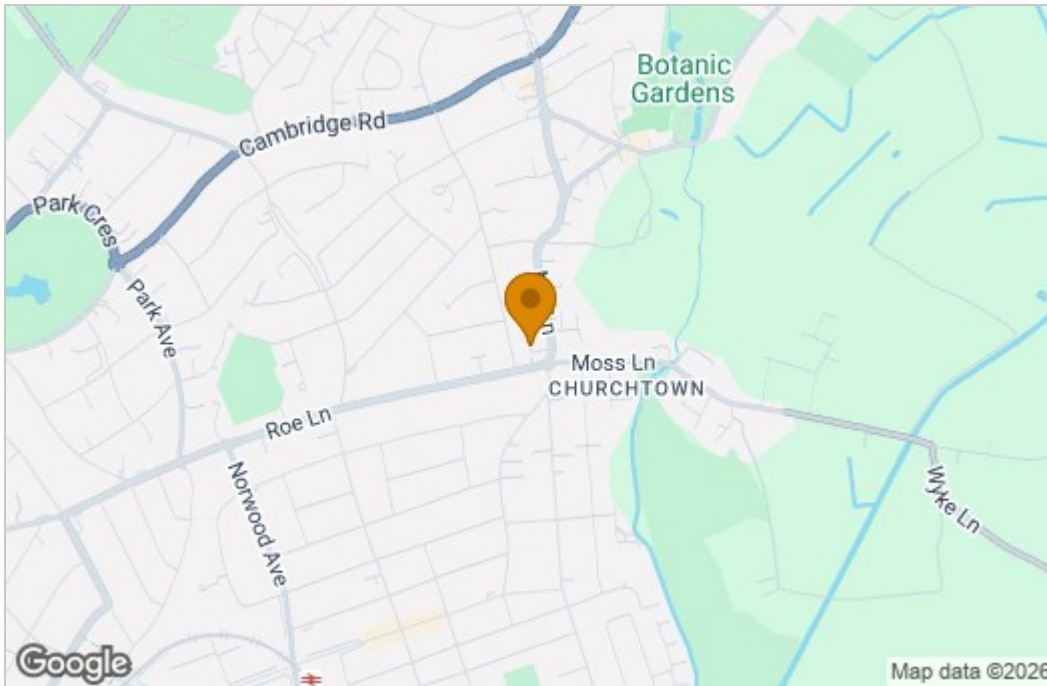
# Floor Plan



Total area: approx. 91.2 sq. metres (981.8 sq. feet)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.