



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Kitchen and Utility
-  Garage and Parking
-  Gardens

Price: £260,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Occupying a semi-rural position within the Scarisbrick Park Conservation Area, this well presented, three bedroom, semi-detached house must be viewed to be fully appreciated.

Installed with gas central heating and majority double glazed, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen and Utility to the ground floor with three Bedrooms and Bathroom to the first. Outside, the house stands in well maintained gardens to front and rear, the front including driveway parking leading to the Garage.

Hall Road is a continuation of Bescar Brow Lane, a turning off Southport Road which is the main road linking the seaside town of Southport and the market town of Ormskirk. Scarisbrick Marina on the Leeds and Liverpool canal is within a convenient distance.



GROUND FLOOR:

ENTRANCE VESTIBULE

HALL

LIVING ROOM 13' x 10' 9" (3.96m x 3.28m)

DINING ROOM 18' 6" overall x 13' 5" overall (5.64m x 4.09m)

KITCHEN 13' x 9' 1" overall (3.96m x 2.77m)

UTILITY ROOM 9' 6" x 5' 2" (2.9m x 1.57m)

FIRST FLOOR:

LANDING

BEDROOM 1 13' x 10' 9" (3.96m x 3.28m)

BEDROOM 2 10' 7" x 9' 11" (3.23m x 3.02m)

BEDROOM 3 9' 6" x 9' (2.9m x 2.74m)

BATHROOM 8' 8" x 5' 7" (2.64m x 1.7m)

Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

Tenure: The UK Government land and property information website shows the tenure to be Freehold.

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. 57.4 sq. metres (617.4 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 102.8 sq. metres (1106.7 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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