



-  Semi Detached House
-  Front Doors Together Style
-  Three Bedrooms

-  Two Reception Rooms
-  Bathroom and Shower Room
-  Gardens, Parking

Price: £190,000 Subject to Contract

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





A traditional semi-detached house of the "front doors together" style offering well planned and attractively proportioned accommodation of which **AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED.**

The property is installed with gas central heating and upvc double glazing and briefly comprises: Enclosed Vestibule, Hall, Front Living Room, Rear Dining Room, Fitted Kitchen/Breakfast Room, Utility Room and Shower Room to the ground floor with three Bedrooms and modern Bathroom to the first floor. There are gardens to the front and rear of the property, the front providing off road parking spaces, the rear garden being a good size with paved patio leading to shaped lawn and established borders with fruit trees.

There are local shops and public transport facilities adjacent to the property and the many amenities of Birkdale Shopping Village are readily accessible, including the railway station on the Southport/Liverpool commuter line. Local schools are also within the vicinity.



GROUND FLOOR:
ENTRANCE VESTIBULE

HALL

LIVING ROOM 13' 7" into bay x 11' 9" (4.14m x 3.58m)

DINING ROOM 11' 9" overall x 11' 8" (3.58m x 3.56m)

KITCHEN/BREAKFAST ROOM 21' x 7' 7" (6.4m x 2.31m)

UTILITY 7' 7" x 2' 11" (2.31m x 0.89m)

SHOWER ROOM 7' 7" x 5' (2.31m x 1.52m)



FIRST FLOOR:

LANDING

BEDROOM 1 11' 5" x 9' 2" plus recess (3.48m x 2.79m)

BEDROOM 2 9' 8" x 8' 7" (2.95m x 2.62m)

BEDROOM 3 7' 10" x 7' 7" (2.39m x 2.31m)

BATHROOM

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

Tenure: Freehold.

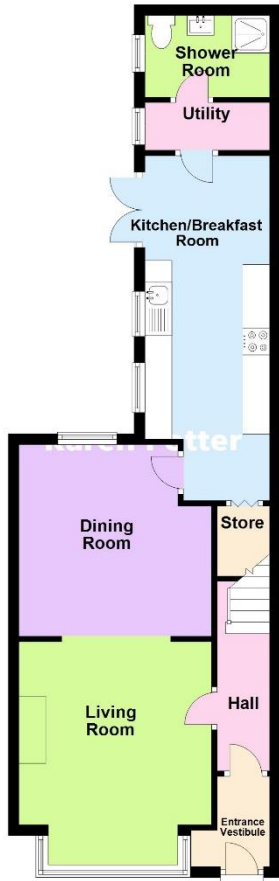
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

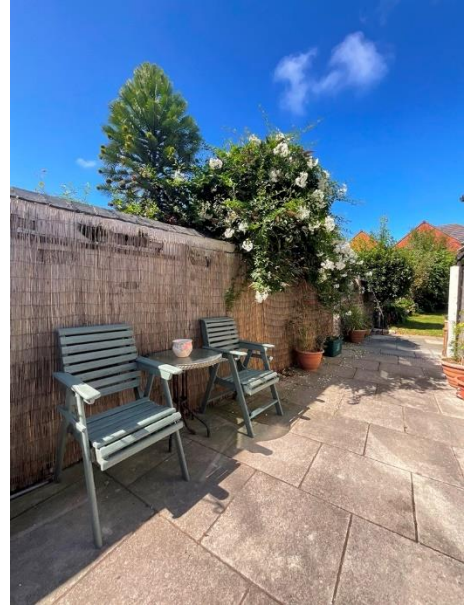
Approx. 53.4 sq. metres (574.7 sq. feet)



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

First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Total area: approx. 92.1 sq. metres (991.1 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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