



☆ NO CHAIN ☆

-  Semi Detached House
-  Three Bedrooms
-  Modern Fitted Kitchen

-  Fantastic Views
-  Parking and Garage
-  Cul de Sac Position

Price: £175,000 Subject to Contract

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



View Beyond Rear Garden



Occupying a cul de sac position, this well presented, semi detached house is offered for sale with no onward chain and is well placed for accessing the shops and amenities of Birkdale and Southport.

Installed with upvc double glazing, the accommodation briefly comprises: Hallway, Living Room, Dining Room, Kitchen, Rear Porch/Utility to the ground floor with three Bedrooms and Bathroom on the first floor. Outside, there is off road parking to the front, including a shared driveway between number 12 and 13, leading to the garage. The rear garden incorporates a decking area with established borders and overlooks an open field with horses.

Duke Avenue is turning off Duke Street and provides public transport facilities and local shops within the vicinity, with Birkdale Shopping Village and Southport Town Centre also readily accessible.



GROUND FLOOR:

PORCH

HALLWAY

LIVING ROOM 12' 6" into bay x 10' 9" (3.81m x 3.28m)

DINING ROOM 14' 6" into bay x 10' 9" (4.42m x 3.28m)

KITCHEN 8' 4" x 7' 11" (2.54m x 2.41m)

REAR PORCH/UTILITY



FIRST FLOOR:

LANDING

BEDROOM 1 12' 9" x 10' 9" (3.89m x 3.28m)

BEDROOM 2 10' 9" x 10' 9" (3.28m x 3.28m)

BEDROOM 3 9' 9" x 7' 11" (2.97m x 2.41m)

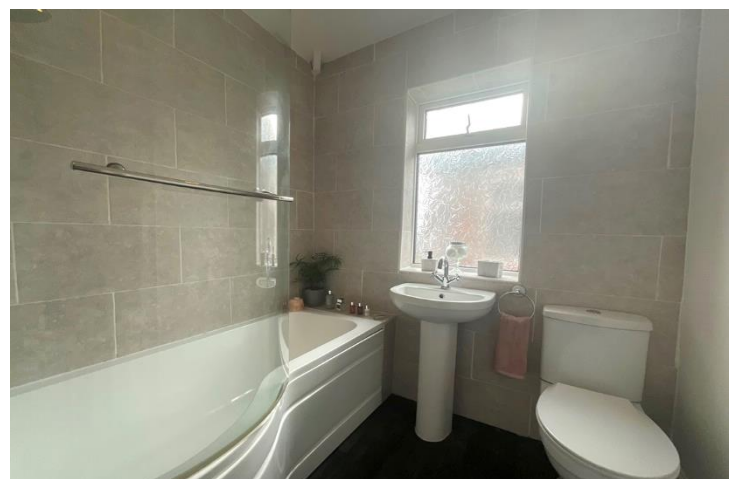
BATHROOM 7' 11" x 6' 6" (2.41m x 1.98m)

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

Tenure: Freehold.

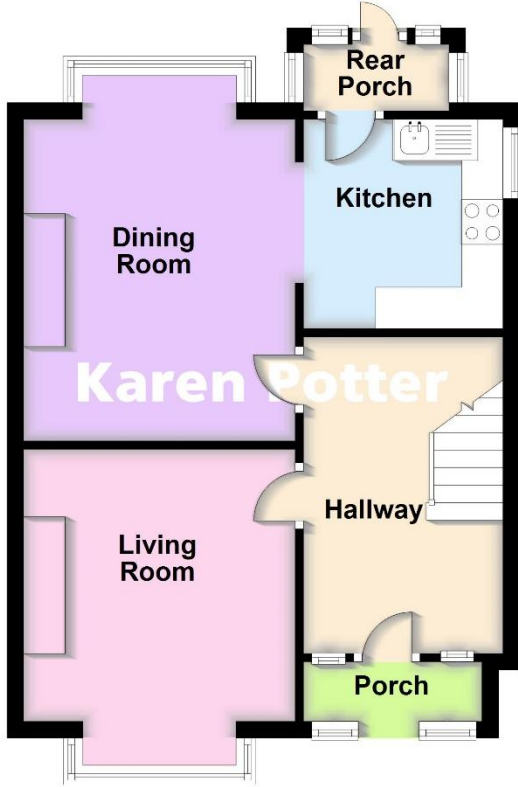
Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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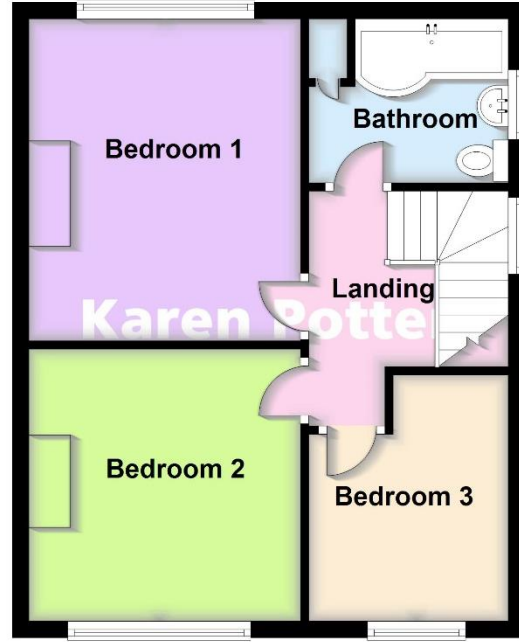
Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)

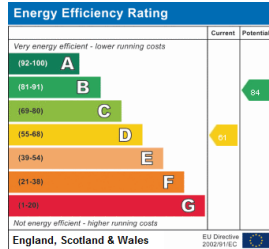


First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 86.7 sq. metres (932.8 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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