



-  Detached Family Home
-  Four Bedrooms
-  En-suite to Principle Bedroom

-  Integral Garage
-  Cul-De-Sac Position
-  Inspection Recommended

**Price: £297,500** Subject to Contract

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





An early inspection is recommended of this well presented and very well proportioned modern detached family house. Located within a quiet cul de sac off Marshside Road, this property is well placed for accessing local shops the many amenities of Churchtown Village.

The accommodation briefly comprises; Hall, Cloakroom/WC, Living Room, with double doors to Dining Room, fitted Kitchen/Breakfast Room and Utility Room to the ground floor with four Bedrooms (the principal with En Suite Shower Room) and main Bathroom to the first floor. Gas central heating and double glazing are installed.

Outside, there are established gardens to the front and rear of the property, the front incorporating parking space and a driveway leading to the integral Garage. The rear garden is a particular feature planned with lawn, patio areas and shaped borders.



## Ground Floor:

### Hall

**Living Room** - 5.31m x 3.4m (17'5" x 11'1") into bay

**Dining Room** - 3.4m x 3.01m (11'1" x 9'10")

**Kitchen** - 4.35m x 3.01m (14'3" x 9'10")

**Utility** - 1.74m x 1.52m (5'8" x 4'11")

## First Floor:

**Bedroom 1** - 5.29m x 3.25m (17'4" x 10'7")

**En-suite** - 2.47m x 1.83m (8'1" x 6'0")

**Bedroom 2** - 3.75m x 2.98m (12'3" x 9'9")

**Bedroom 3** - 2.75m x 2.33m (9'0" x 7'7")

**Bedroom 4** - 2.75m x 2.34m (9'0" x 7'8")

**Bathroom** - 2.34m x 1.93m (7'8" x 6'3")

**Garage** - 4.75m x 2.47m (15'7" x 8'1")

## Outside

Outside, there are established gardens to the front and rear of the property, the front incorporating parking space and a driveway leading to the integral Garage. The rear garden is a particular feature planned with lawn, patio areas and shaped borders.

## Council Tax

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

## Tenure

Freehold

## Mobile Phone Signal

Check signal strengths by clicking this link:  
<https://www.signalchecker.co.uk/>

## Broadband

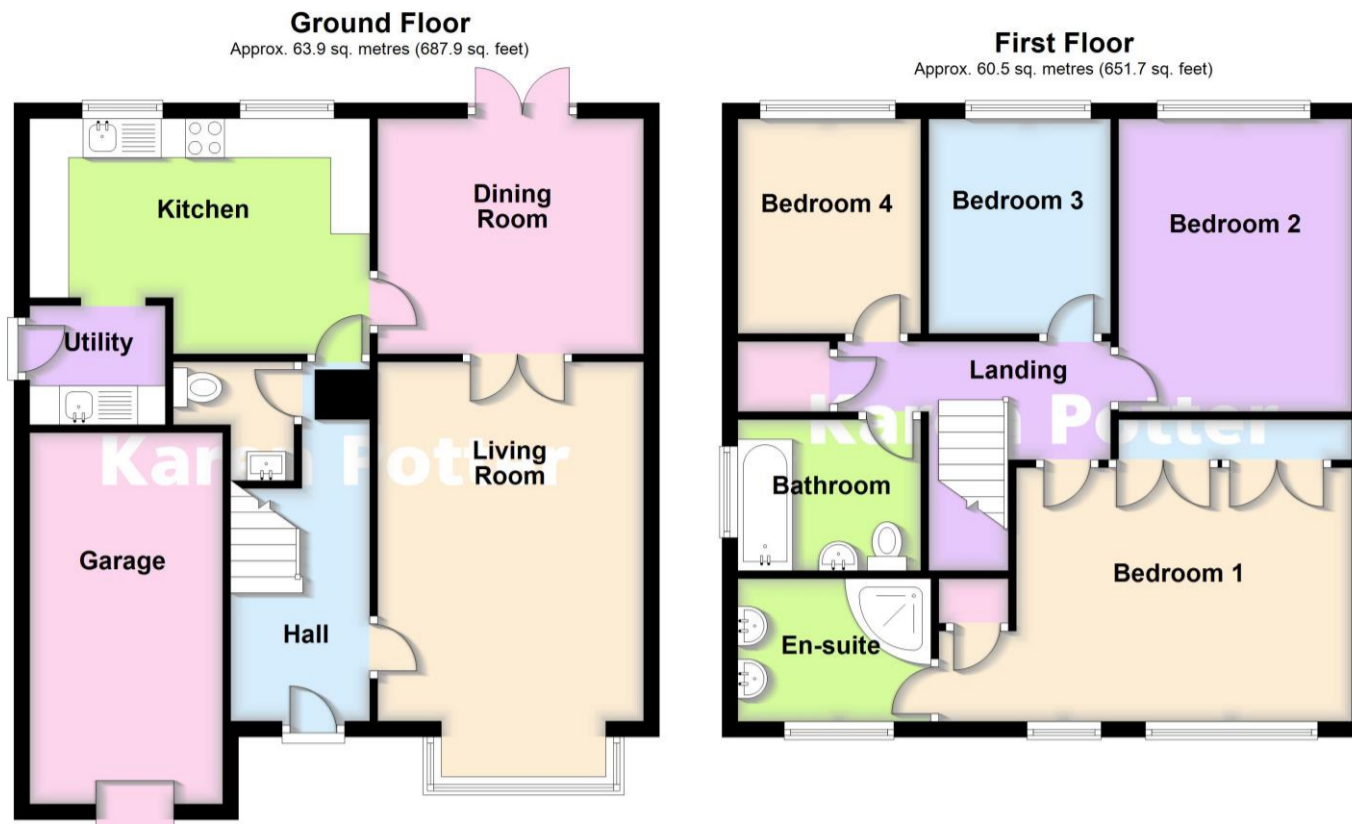
Check the availability by clicking this link:  
<https://labs.thinkbroadband.com/local/index.php>

## NB

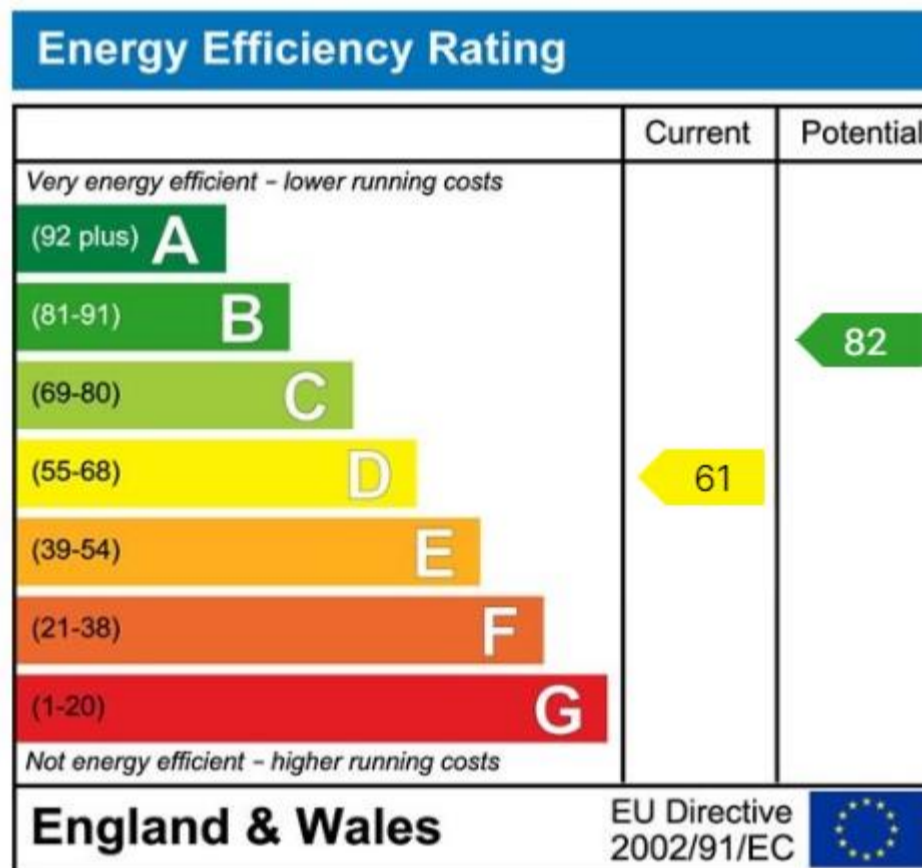
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 124.5 sq. metres (1339.6 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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