



-  Extended Semi Detached House
-  Four Bedrooms
-  Two Receptions & Conservatory

-  Fitted Kitchen/Breakfast Room
-  Corner Plot
-  Garage & Parking

**Price: £380,000** Subject to Contract

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





An early inspection is recommended of this well planned, detached family house which is located within a much sought after residential area, conveniently placed for access to Churchtown Village and highly regarded local schools.

The gas centrally heated and double glazed property would benefit from some general updating and briefly comprises: Entrance Hall, Cloakroom/WC, Dining Room, Living Room, Kitchen/Breakfast Room, Utility and Conservatory to the ground floor with three Bedrooms and Family Bathroom to the first floor. A loft conversion provides a fourth Bedroom.

Outside, there are established gardens to the front, side and rear, the rear incorporating driveway parking (accessed via Derwent Avenue) leading to a Garage.

Churchgate links Bibby Road with Hesketh Drive where there are local shops and public transport facilities to the town centre.



**Entrance Hall**

**Cloakroom/WC**

**Dining Room** - 4.22m x 3.66m (13'10" x 12'0")

**Living Room** - 4.24m x 4.11m into bay (13'11" x 13'6")

**Kitchen-Breakfast Room** - 5.66m x 4.85m (18'7" x 15'11")

**Utility** - 2.59m x 1.35m (8'6" x 4'5")

**Conservatory** - 3.05m x 2.44m (10'0" x 8'0")

**First Floor:**

**Landing**

**Bedroom 1** - 4.22m into bay x 3.66m (13'10" x 12'0")

**Bedroom 2** - 4.24m x 3.25m (13'11" x 10'8")

**Bedroom 3** - 2.41m x 2.13m (7'11" x 7'0")

**Bathroom** - 3.2m x 2.54m (10'6" x 8'4")

**Second Floor:**

**Bedroom 4** - 4.83m x 3.35m (15'10" x 11'0")

**Outside:** There are established gardens to the front, side and rear, the rear incorporating driveway parking (accessed from Derwent Avenue) leading to a Garage.

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

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

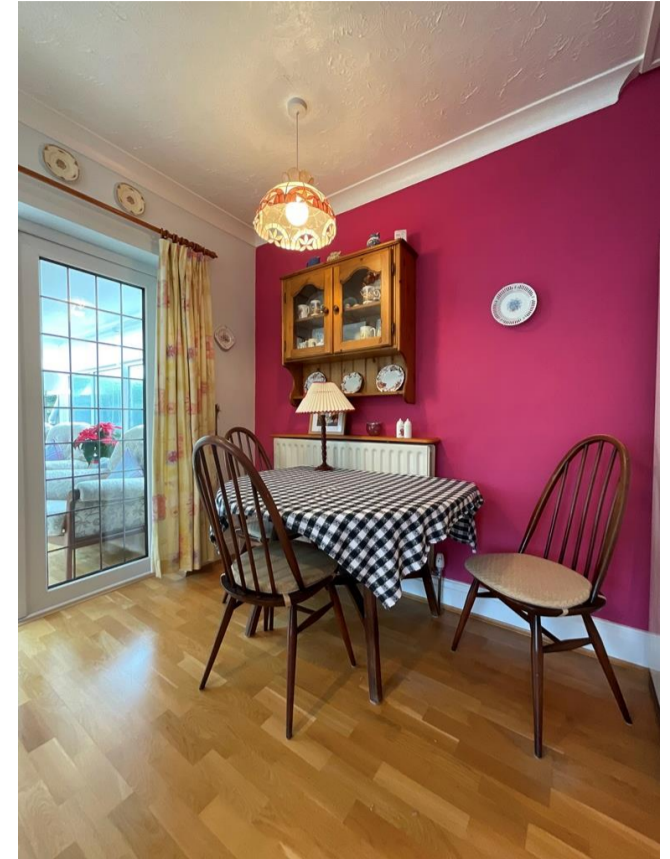
**Please Note:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 145.0 sq. metres (1560.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



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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