



-  Recently Modernised Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Modern Fitted Kitchen & Bathroom
-  Off Road Parking & Gardens
-  No Chain

Price: £250,000 Subject to Contract

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





An early inspection is highly recommended of this very well presented, detached house that has recently undergone a comprehensive programme of refurbishment and modernisation, and is offered for sale with no onward chain.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, Cloakroom/WC, Living Room, Lounge and Kitchen to the ground floor with three Bedrooms and Family Bathroom to the first. Outside, there is a lawned garden to the front with driveway providing off road parking, twin timber gates allowing access to the rear garden with gravel laid hardstanding leading to synthetic lawn, paved patio area and brick built garden store.

The house stands on Sefton Street between the junctions of Duke Street and Portland Street, very well placed for accessing a number of local shops and schools.



Ground Floor:

Hall

Cloakroom/WC

Living Room - 4.14m into bay x 3.61m (13'7" x 11'10")

Lounge - 3.63m x 3.38m (11'11" x 11'1")

Kitchen - 4.44m x 2.26m (14'7" x 7'5")

First Floor:

Landing

Bedroom 1 - 4.17m into bay x 3.61m (13'8" x 11'10")

Bedroom 2 - 3.63m x 3.38m (11'11" x 11'1")

Bedroom 3 - 2.82m x 2.03m (9'3" x 6'8")

Bathroom - 2.57m x 2.26m (8'5" x 7'5")

Outside: There is a lawned garden to the front with driveway providing off road parking, twin timber gates allowing access to the rear garden with gravel laid hardstanding leading to synthetic lawn, paved patio area and brick built garden store.

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

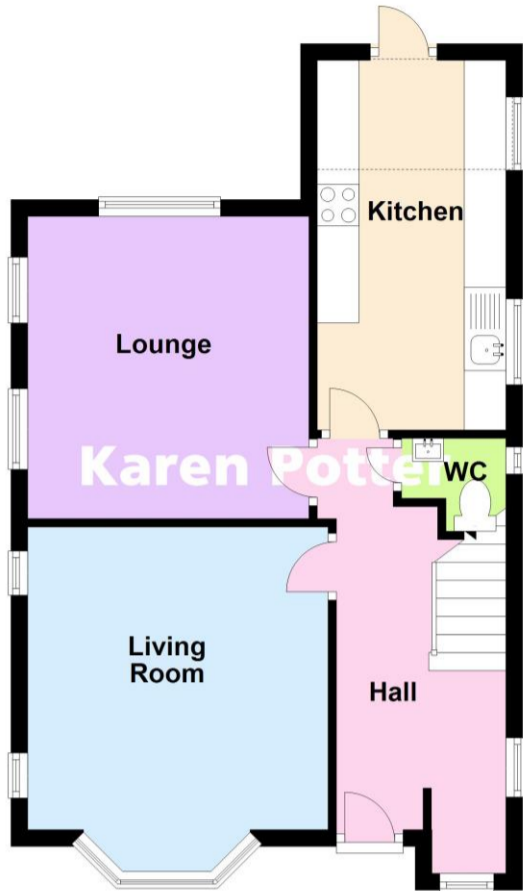
Tenure: The UK Government land and property information website shows the tenure to be Freehold.

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

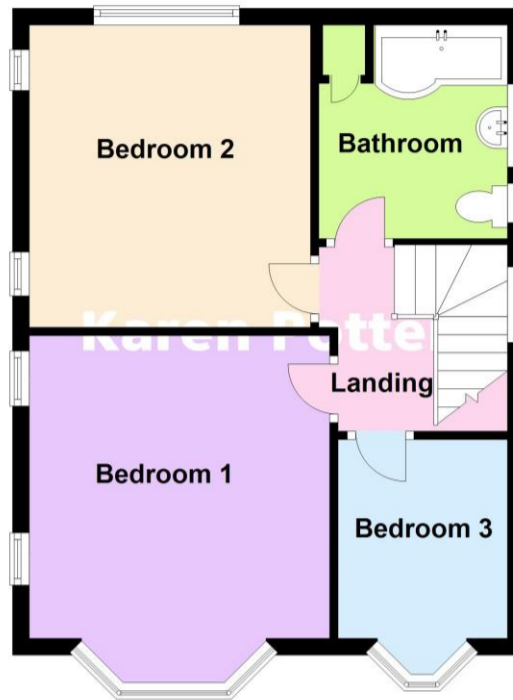
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Ground Floor
Approx. 47.2 sq. metres (508.1 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 89.8 sq. metres (966.9 sq. feet)



AWAITING EPC

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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