



-  Semi Detached House
-  Three Bedrooms
-  Spacious Living Room

-  Fitted Kitchen/Dining Room
-  Garage, Parking & Gardens
-  No Chain

Price: £175,000 Subject to Contract

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





Offered for sale with no onward chain, this very well presented, three bedroom semi detached house must be viewed to be fully appreciated.

Installed with gas central heating and double glazed throughout, the well planned accommodation briefly comprises: Entrance Vestibule, spacious Living Room and fitted Kitchen/Dining Room to the ground floor with three Bedrooms and Bathroom/WC to the first floor.

Outside, there are lawned gardens to the front and rear, the front incorporating paved driveway leading to a single garage.

Charnleys Lane is accessed via Vicarage Lane and Bonds Lane, well placed for accessing the amenities of Banks village.



Ground Floor:

Entrance Vestibule

Living Room - 4.57m x 4.39m (15'0" x 14'5")

Kitchen/Dining Room - 4.39m x 4.27m (14'5" x 14'0")

First Floor:

Landing

Bedroom 1 - 4.39m x 2.95m (14'5" x 9'8")

Bedroom 2 - 2.77m x 2.21m (9'1" x 7'3")

Bedroom 3 - 2.06m x 1.93m (6'9" x 6'4")

Bathroom - 2.21m x 1.6m (7'3" x 5'3")

Outside: There are lawned gardens to the front and rear, the front incorporating paved driveway leading to a single garage.

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

Tenure: 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. 33.5 sq. metres (360.5 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 66.5 sq. metres (715.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		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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