



-  Double Fronted Detached Bungalow
-  Two Double Bedrooms
-  En-Suite Shower Room

-  Garden Room
-  Garage & Parking
-  Inspection Highly Recommended

**Price: £340,000** Subject to Contract

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





Occupying a corner plot within easy walking distance of Lord Street, this double fronted detached bungalow has been much improved by the current owners and must be viewed to be fully appreciated.

The well planned and very well presented, gas centrally heated and double glazed accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen, Garden Room, two double Bedrooms (one with an En-Suite Shower Room), and a Wetroom.

The property stands in mature gardens to front, side and rear, the front accessed via twin wrought iron gates has paved driveway providing off road parking. A detached, brick built garage is accessed via a second driveway off Walton Street. The very private side and rear courtyard gardens are a particular feature.



## GROUND FLOOR:

### Hall

**Living Room** - 5m x 3.61m (16'5" x 11'10")

**Dining Room** - 3.73m x 2.67m (12'3" x 8'9")

**Kitchen** - 3.73m x 2.72m (12'3" x 8'11")

**Garden Room** - 3.48m x 2.41m (11'5" x 7'11")

**Bedroom 1** - 3.33m x 3.33m (10'11" x 10'11")

**Bedroom 2** - 4.01m x 2.95m (13'2" x 9'8")

### En-Suite Shower Room

**Wetroom** - 2.31m x 2.26m (7'7" x 7'5")

**Outside:** The property stands in mature gardens to front, side and rear, the front accessed via twin wrought iron gates has paved driveway providing off road parking. A detached, brick built garage measuring 5.50m (18'1") x 2.59m (8'6") is accessed via a second driveway off Walton Street. The very private side and rear courtyard gardens are a particular feature.

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

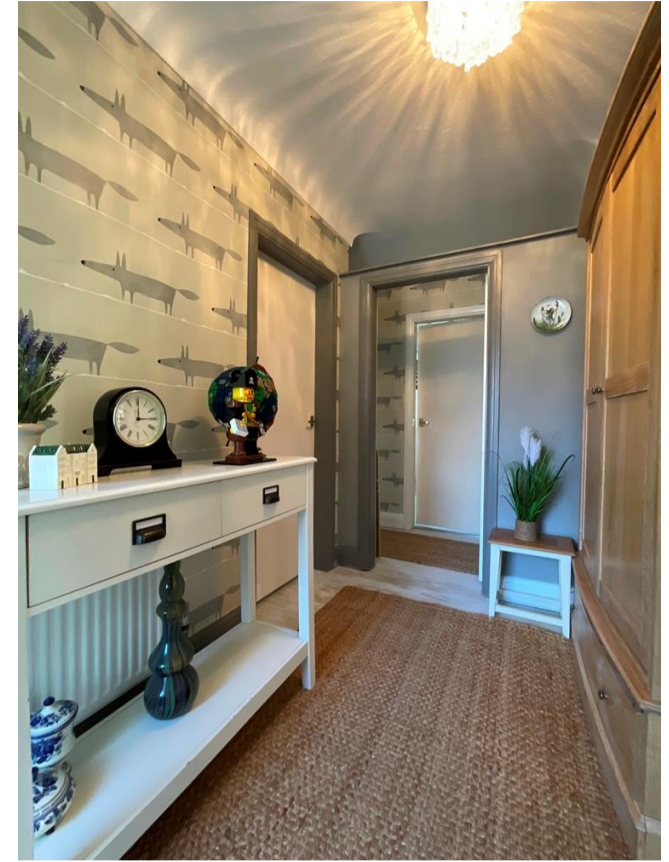
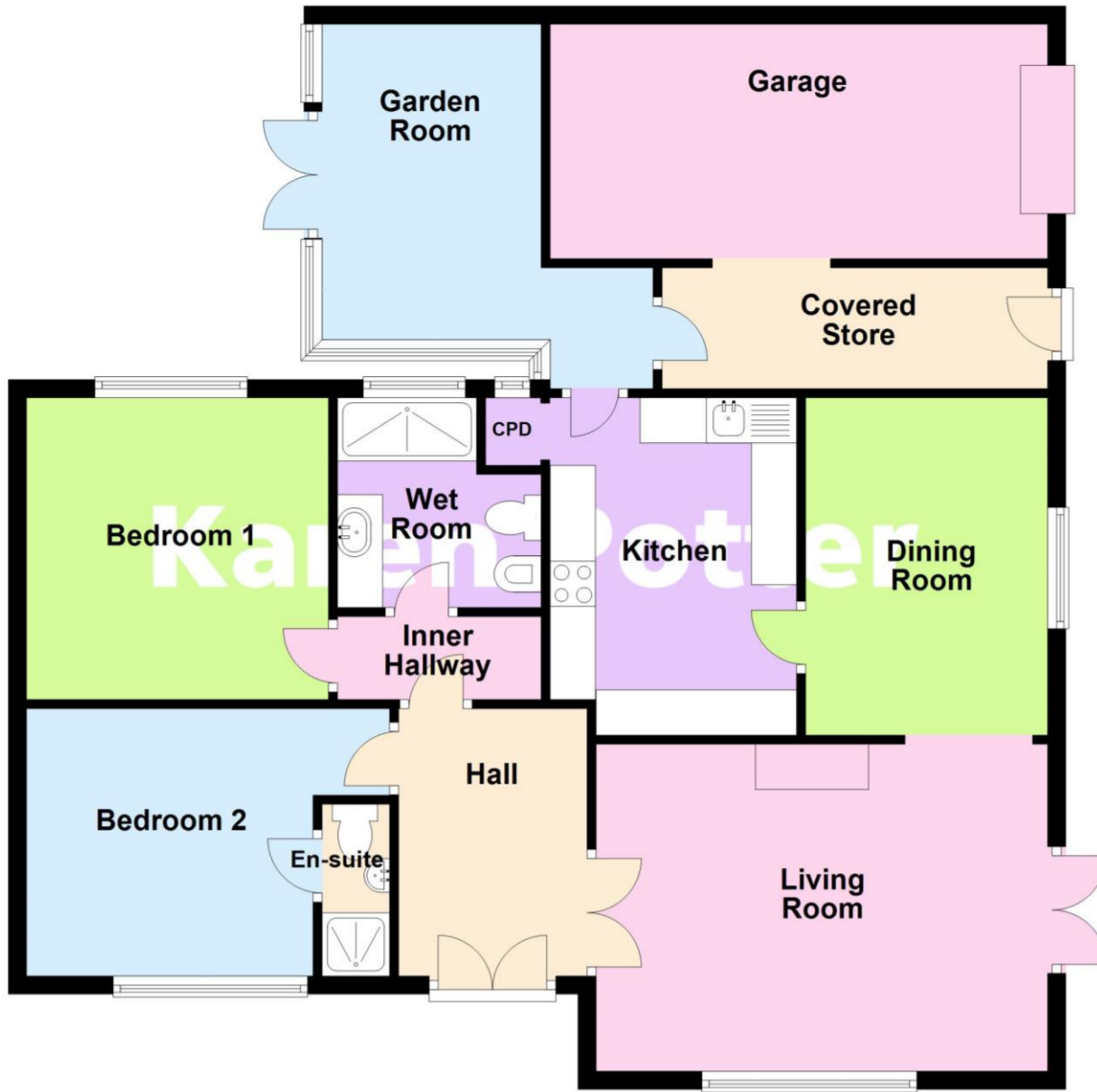
**Tenure:** The UK Government land and property information website shows the tenure to be Freehold.

**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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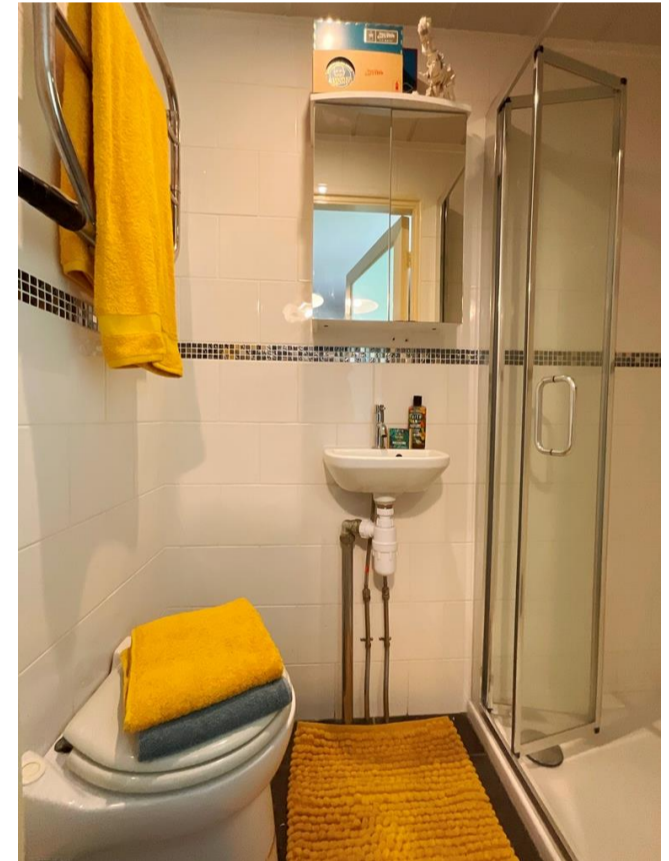
## Ground Floor

Approx. 109.0 sq. metres (1173.2 sq. feet)



Total area: approx. 109.0 sq. metres (1173.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(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			
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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