



-  Modern Semi-Detached House
-  Three Bedrooms
-  Fitted Kitchen/Dining Room

-  Modern Bathroom
-  Garage & Parking
-  Private Rear Garden

Price: £220,000 Subject to Contract

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





Occupying a cul de sac position on the Guinea Hall Farm development by Redrow Homes, this very well presented, three bedroom, semi detached house must be viewed to be fully appreciated.

Installed with gas central heating and upvc double glazed throughout, the well planned accommodation briefly comprises: Hall, Cloakroom/WC, Living Room with arch to fitted Kitchen/Dining Room on the ground floor with three Bedrooms and a Bathroom to the first floor.

Outside, a tarmac driveway provides off road parking and leads to the single garage. The rear garden is private with paved patio leading to shaped lawn.

Guinea Hall Close is a continuation of Guinea Hall Mews, convenient for Banks Village with further facilities found at Crossens and Churchtown Villages, and Southport Town Centre.



Ground Floor:

Hall

Cloakroom/WC

Living Room - 4.95m x 3.3m overall (16'3" x 10'10")

Kitchen/Dining Room - 4.32m x 2.79m (14'2" x 9'2")

First Floor:

Landing

Bedroom 1 - 4.32m overall x 2.79m (14'2" x 9'2")

Bedroom 2 - 3.66m x 2.31m (12'0" x 7'7")

Bedroom 3 - 2.64m x 1.91m (8'8" x 6'3")

Bathroom - 2.31m x 1.68m (7'7" x 5'6")

Outside: A tarmac driveway provides off road parking and leads to the single garage. The rear garden is private with paved patio leading to shaped lawn.

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

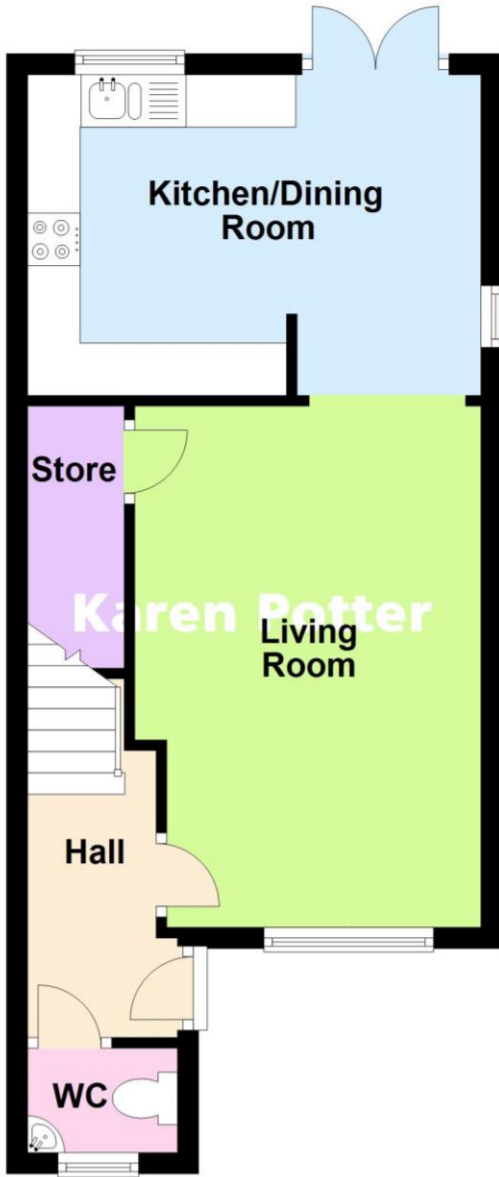
Tenure: The UK Government land and property information website shows the tenure to be Freehold.

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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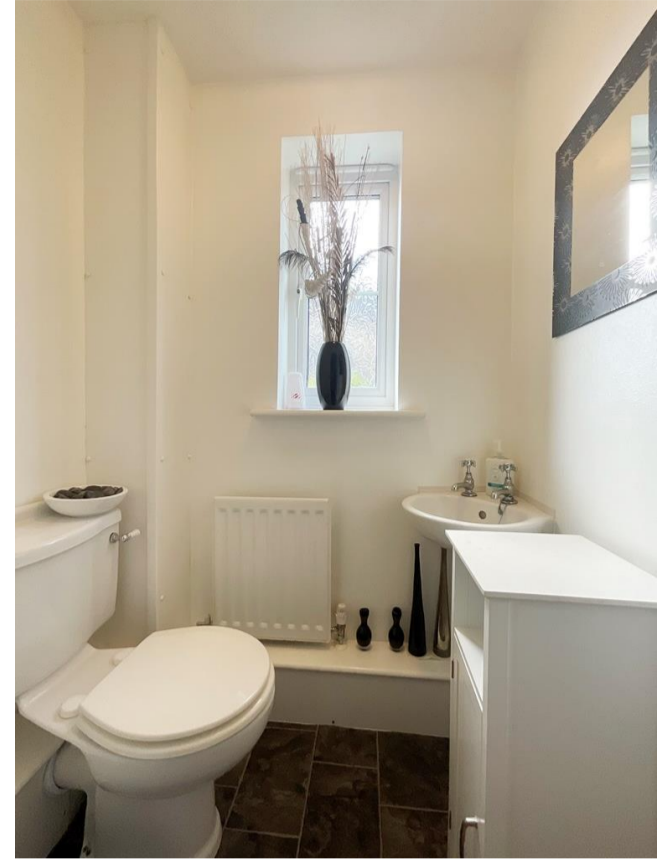
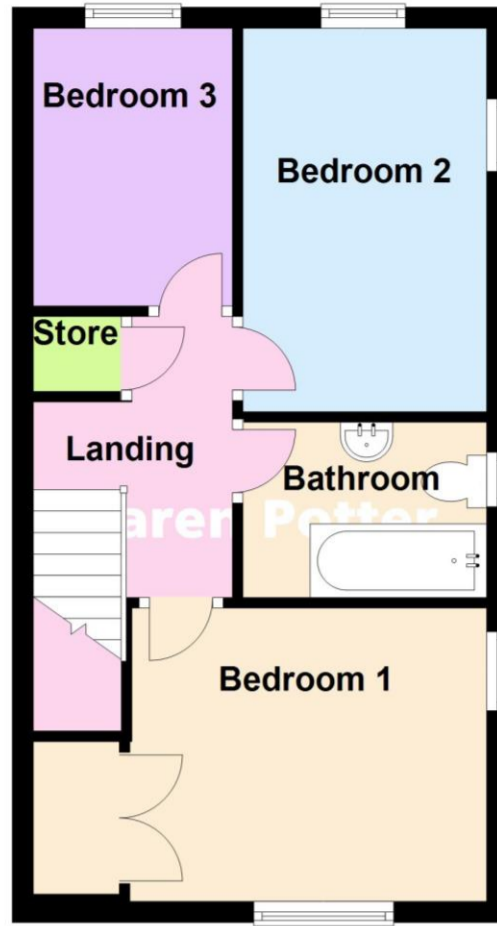
Ground Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



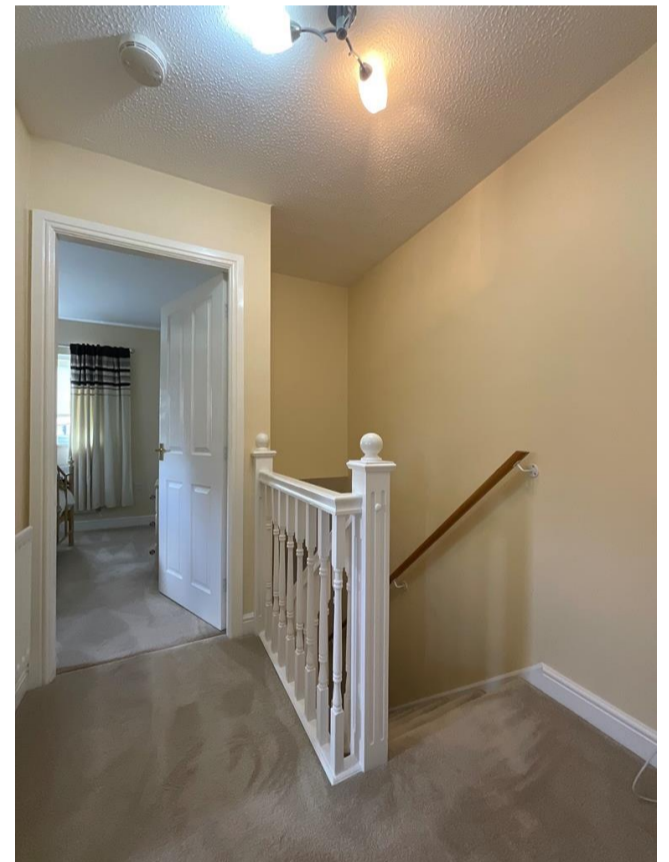
First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 73.9 sq. metres (795.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
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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