



-  Extended Detached Family House
-  Standing in Extensive Grounds
-  Three Bedrooms
-  Garage and Outbuildings
-  Three Reception Rooms
-  Inspection Highly Recommended

Price: £399,950 Subject to Contract

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





Occupying a cul de sac position, this three bedroom, detached family home, with garage and detached workshops, must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, WC, Lounge, Dining Room, Sun Room, Study, Fitted Kitchen, and Rear Porch to the ground floor. Upstairs, Bedroom 1 has an En-suite Shower Room, with two further Bedrooms and a Family Bathroom completing the first floor.

Outside, a paved driveway provides off road parking for a number of vehicles. The gardens are a charming distinct feature, including paved patio, shaped lawn and large summer house. There is a split level lawn sweeping around the main house, a range of fruit trees, an impressive Weeping Willow, oak trees, lily pond set within a large pergola, stocked borders and gravelled pathways.

The property also benefits from a detached garage and multiple outbuildings, installed with electricity supply providing the potential as a Home Office/Games Room, Gym or storage facility.

The Green is a turning off Chapel Road. A number of local shops, including Booths Supermarket are readily accessible.



Entrance Vestibule

Hall

Lounge - 3.61m x 6.15m (11'10" x 20'2")

Dining Room - 3.63m x 4.27m (11'10" x 14'0") into bay

Sun Lounge - 3.96m x 2.29m (12'11" x 7'6")

Study - 2.67m x 2.06m (8'9" x 6'9")

Kitchen - 5.31m x 4.62m (17'5" x 15'1")

Rear Porch

Cloakroom/WC

First Floor:

Bedroom 1 - 3.91m x 3.66m (12'9" x 12'0")

Bedroom 2 - 4.24m x 3.63m (13'10" x 11'10") into bay

Bedroom 3 - 2.24m x 2.08m (7'4" x 6'9")

Bathroom - 2.06m x 2.26m (6'9" x 7'4")

Garage - 4.85m x 3.84m (15'10" x 12'7")



Outside - Outside, a paved driveway provides off road parking for a number of vehicles. The gardens are a charming distinct feature, including paved patio, shaped lawn and large summer house. There is a split level lawn sweeping around the main house, a range of fruit trees, an impressive Weeping Willow, oak trees, lily pond set within a large pergola, stocked borders and gravelled pathways.

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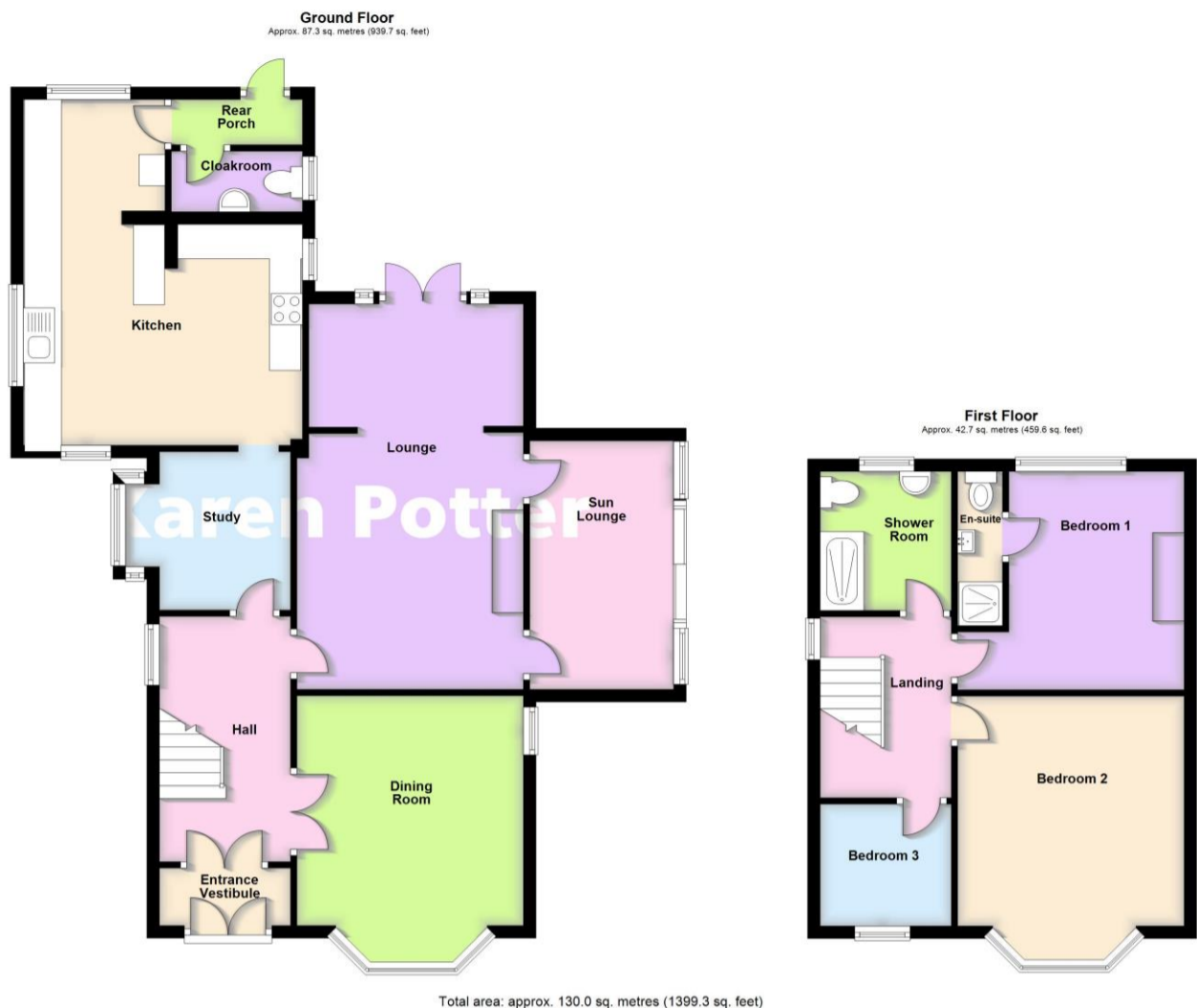
Council Tax - Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E.

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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Total area: approx. 130.0 sq. metres (1399.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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