



-  Semi Detached Family Home
-  Three Bedrooms
-  Modern Fitted Kitchen

-  Gardens and Parking
-  Loft Room
-  Inspection Recommended

Price: £269,950 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED - Located in a popular residential area, this particularly well presented semi-detached family house of the 'front doors together' style offers well planned and attractively proportioned accommodation. The property benefits from original features throughout with a modern aspect with the open plan kitchen.

The property is installed with gas central heating and double glazing, briefly comprising: Entrance Vestibule, Hall, Living Room, modern Fitted Kitchen and Pantry to the ground floor with three Bedrooms and Bathroom to the first. There is a further staircase to the landing leading to the loft space which provides a Playroom or storage.

Outside, there are garden areas to the front and rear, the front incorporating parking space. The rear garden is planned with patio, lawn and borders with a large outbuilding installed with electricity supply.

Hereford Road is located off Norwood Avenue which, in turn is located off Roe Lane. Southport town centre is readily accessible and there are a number of schools within the vicinity.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.37m into bay x 3.61m (14'4" x 11'10")

Fitted Kitchen - 3.78m x 5.56m (12'5" x 18'3")

Pantry - 1.75m x 0.77m (5'8" x 2'6")

First Floor:

Bedroom 1 - 3.76m x 3.76m (12'4" x 12'4")

Bedroom 2 - 3.07m x 2.91m (10'0" x 9'6")

Bedroom 3 - 3.22m Overall x 2.4m (10'6" x 7'10")

Bathroom - 3.76m x 1.71m (12'4" x 5'7")

Second Floor:

Loft Room - 5.47m x 4.48m (17'11" x 14'8")

Outside - Outside there are garden areas to the front and rear, the front incorporating parking space. The rear garden is planned with patio, lawn and borders with a large outbuilding installed with electricity supply.

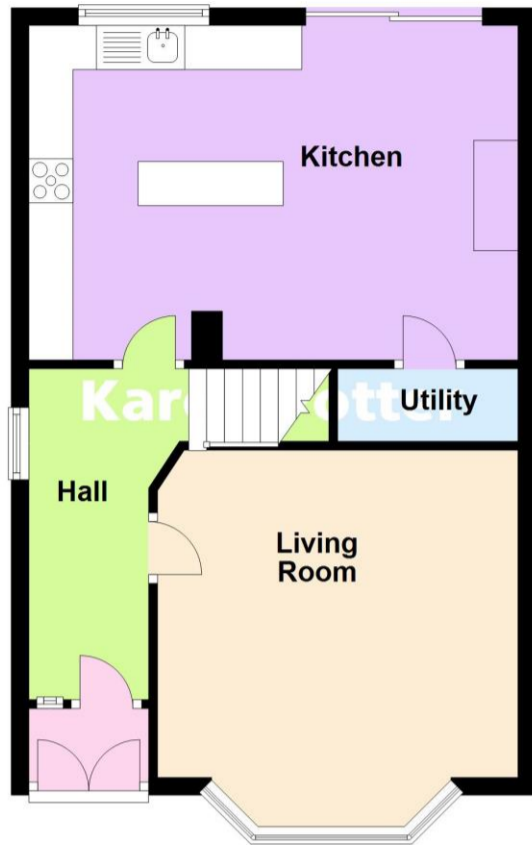
Tenure - The UK Government land and property information website shows the tenure to be Freehold.

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

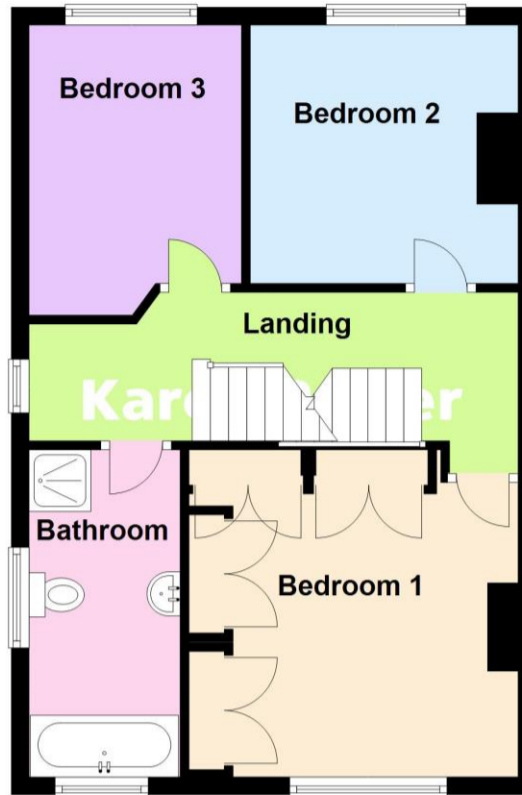
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor
Approx. 47.7 sq. metres (513.5 sq. feet)



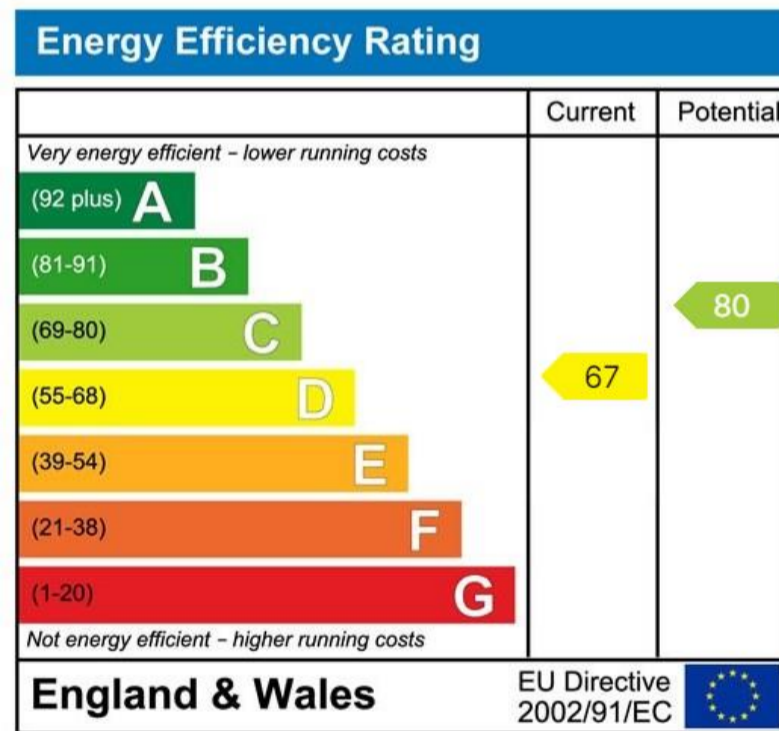
First Floor
Approx. 47.2 sq. metres (508.5 sq. feet)



Second Floor
Approx. 24.9 sq. metres (268.0 sq. feet)



Total area: approx. 119.8 sq. metres (1290.0 sq. feet)



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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk