






-  Three Storey Town House
-  Three Bedrooms
-  Living Room/Dining room

-  Fitted Kitchen
-  Parking
-  Inspection Recommended

**Price: £285,000** Subject to Contract

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







AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well planned town house, located within a sought after cul de sac development, occupying a particularly convenient location adjacent to Birkdale Village.

The property offers attractively proportioned accommodation and is planned over three floors, briefly comprising Entrance Hall, WC, Lounge, Utility Room to the ground floor. To the first floor there is Living Room/Dining Room, Kitchen, Pantry and there is a staircase leading to the second floor where there are three Bedrooms and Bathroom. Outside, there is a driveway to the front leading to a single integral garage. There is a compact, south facing, timber decked courtyard garden to the rear.

Prince Charles Gardens is located off Weld Road which leads towards the many amenities of Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line. The town centre is also readily accessible, along with a regular bus service to Southport, Preston or Liverpool.





## Ground Floor:

### Entrance Hall

**Lounge** - 3.12m x 3.58m (10'3" x 11'9")

**Utility Room** - 2.18m x 1.85m (7'2" x 6'1")

**WC** - 1.91m x 0.74m (6'3" x 2'5")

### First Floor:

**Living/Dining Room** - 6.75m x 5.07m (22'1" x 16'7")

**Kitchen** - 3.23m x 3.04m (10'7" x 9'11")

### Pantry

### Second Floor:

**Bedroom 1** - 4.85m x 3.16m (15'10" x 10'4")

**Bedroom 2** - 4.24m x 2.49m (13'10" x 8'2") Plus door recess

**Bedroom 3** - 3.21m x 2.47m (10'6" x 8'1")

**Bathroom** - 2.58m x 1.81m (8'5" x 5'11")

### Outside

Outside, there is a driveway to the front leading to a single integral garage. There is a compact, south facing, timber decked courtyard garden.

### Tenure

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

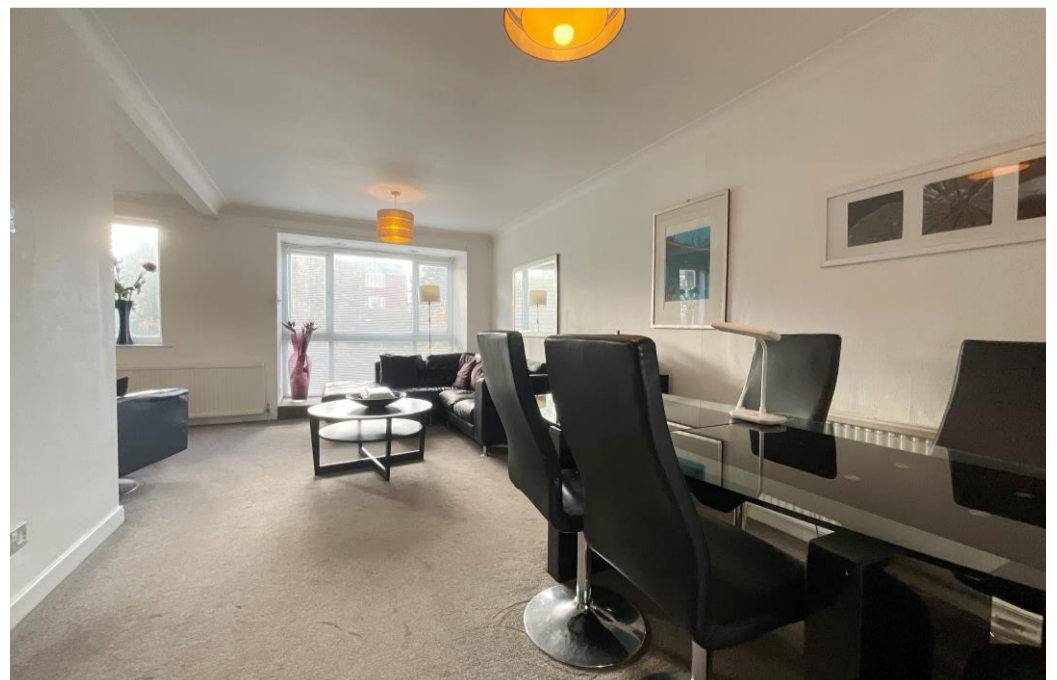
### Council Tax

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

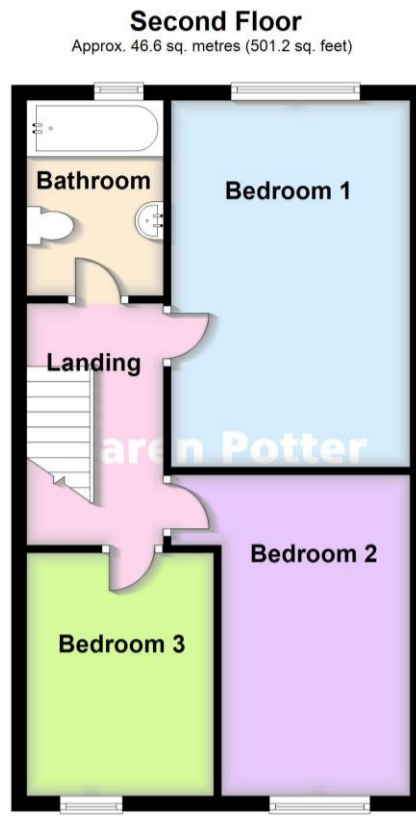
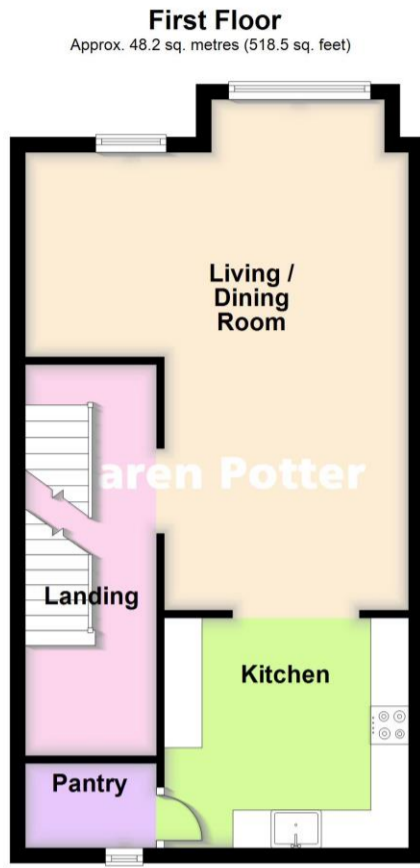
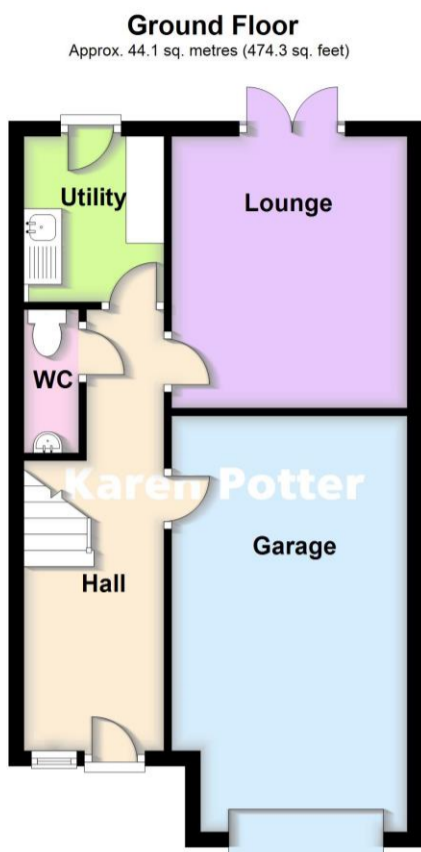
### NB

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

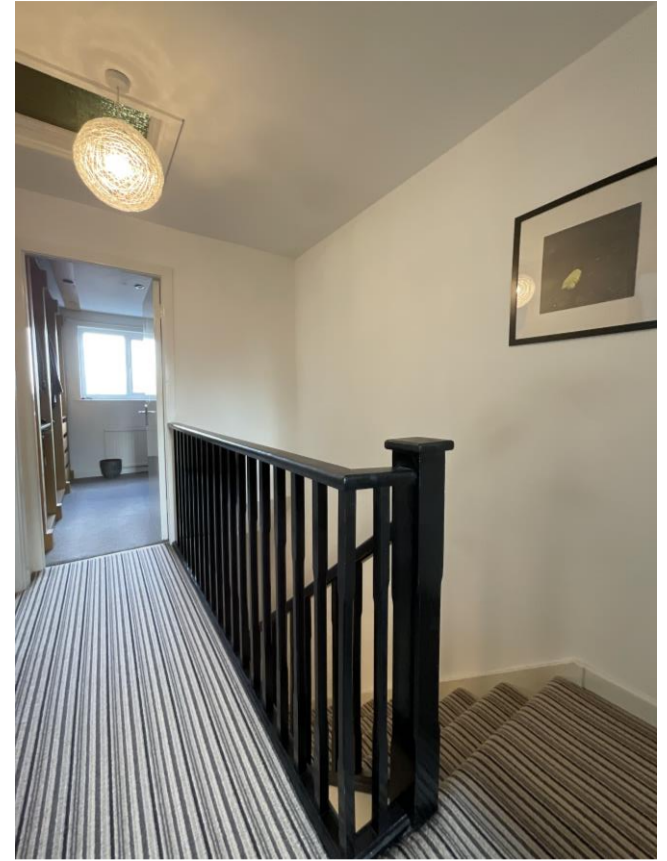
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Total area: approx. 138.8 sq. metres (1494.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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