



-  Detached Family Home
-  Three Bedrooms
-  Three Reception Rooms

-  Bathroom & Shower Room
-  Garage, Parking & Gardens
-  No Chain

**Price: £275,000** Subject to Contract

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





An early inspection is recommended of this well planned, detached house which is located within a popular residential area, well placed for accessing a number of highly regarded schools.

Offered for sale with no onward chain, the gas centrally heated and upvc double glazed accommodation would benefit from some general updating and briefly comprises: Entrance Vestibule, Hall, Front Lounge, Rear Living Room, Rear Dining Room, Fitted Kitchen and Shower Room making up the ground floor. There are three Bedrooms and a Bathroom to the first floor.

Outside, there are established gardens to the front and rear, the front incorporating parking, leading to a Garage.

Preston New Road leads towards the many amenities of both Crossens and Churchtown Villages with local transport facilities to the town centre are readily accessible.



## Ground Floor:

### Entrance Vestibule

### Hall

**Lounge** - 4.27m into bay x 3.89m (14'0" x 12'9")

**Living Room** - 4.27m overall x 3.45m (14'0" x 11'4")

**Dining Room** - 2.72m x 2.39m (8'11" x 7'10")

**Kitchen** - 3.66m x 2.39m (12'0" x 7'10")

### Shower Room

## First Floor:

### Landing

**Bedroom 1** - 4.27m into bay x 3.45m (14'0" x 11'4")

**Bedroom 2** - 3.58m x 3.45m (11'9" x 11'4")

**Bedroom 3** - 2.39m x 2.36m (7'10" x 7'9")

**Bathroom** - 2.59m x 2.39m (8'6" x 7'10")



**Outside:** There are established gardens to the front and rear, the front incorporating parking, leading to a Garage, the rear being a good size with shaped lawn and established borders.

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

**Tenure:** Freehold

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

© 2023 All Rights Reserved



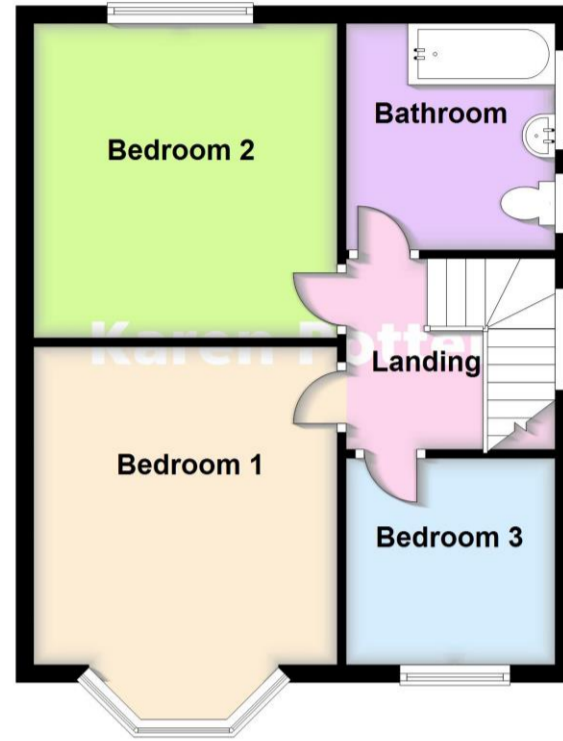
### Ground Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 98.9 sq. metres (1064.5 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](http://www.karenpotter.co.uk)