



-  Substantial Family Home
-  Four Bedrooms
-  Two Receptions & Conservatory

-  Fitted Kitchen/Dining Room
-  Southwest Facing Rear Garden
-  Inspection Highly Recommended

Price: £385,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented, substantial semi-detached family house of character, occupying a generous plot in a highly sought after residential area of Southport.

In the opinion of the Agents, the property offers well planned and pleasantly proportioned accommodation which briefly comprises Entrance Vestibule, Hall, front Living Room, rear Dining Room, Conservatory and Fitted Breakfast Kitchen to the ground floor. On the first floor, there are four Bedrooms (three with wardrobes), a Bathroom and separate WC.

Outside, there are mature gardens to the front and rear of the property, the rear garden being south west facing with shaped lawn and established borders. Brick outbuildings provide a utility room with plumbing for washing machine and space for dryer, and an additional garden store. The front is paved to provide off road parking.

Melling Road is located off Roe Lane, convenient for access to local shops, schools and the town centre.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 5.21m into bay x 4.09m (17'1" x 13'5")

Dining Room - 4.19m x 3.61m (13'9" x 11'10")

Conservatory - 4.01m x 3.35m (13'2" x 11'0")

Kitchen/Breakfast Room - 6.02m x 3.35m (19'9" x 11'0")

First Floor:

Landing

Bedroom 1 - 5.21m into bay x 4.09m (17'1" x 13'5")

Bedroom 2 - 4.17m x 3.61m (13'8" x 11'10")

Bedroom 3 - 3.35m x 2.92m (11'0" x 9'7")

Bedroom 4 - 2.84m x 2.59m (9'4" x 8'6")

Bathroom - 2.46m x 2.01m (8'1" x 6'7")

WC

Outside: There are mature gardens to the front and rear of the property, the rear garden being south west facing with shaped lawn and established borders. Brick outbuildings provide a utility room with plumbing for washing machine and space for dryer, and an additional garden store. The front is paved to provide off road parking.

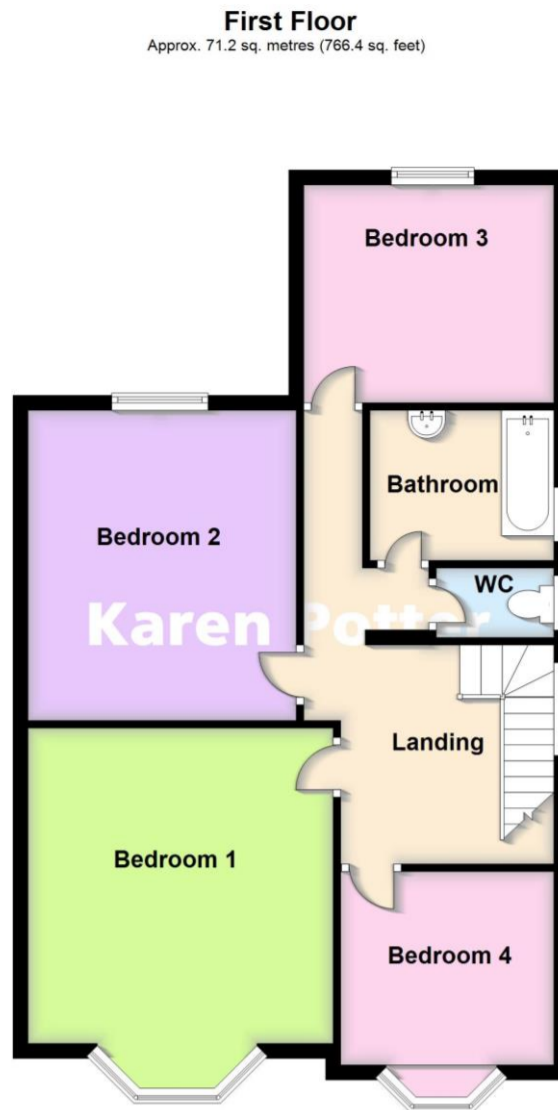
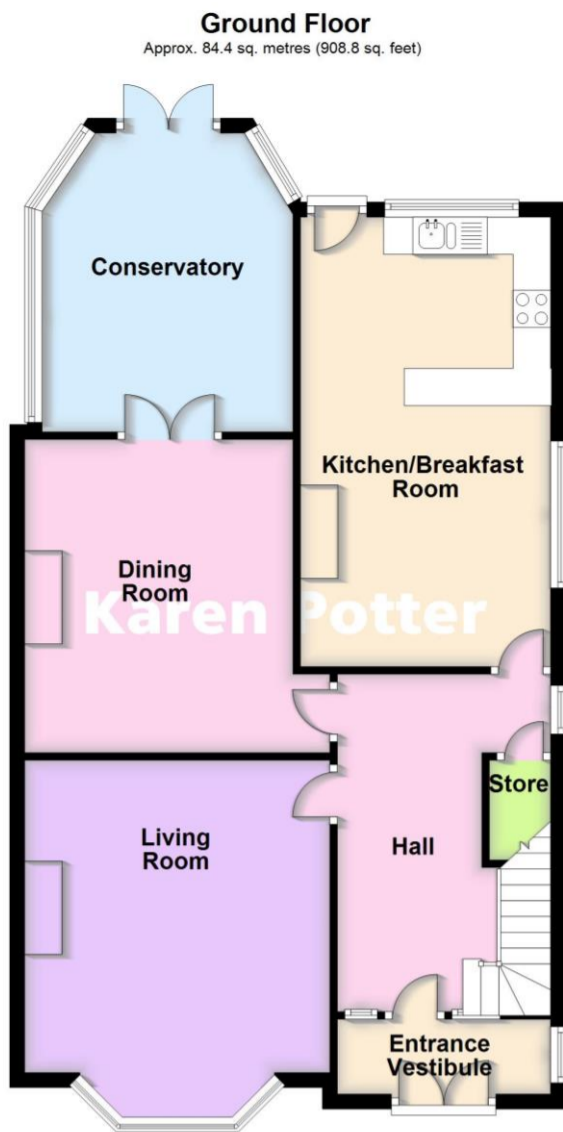
Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in **Band D**

Tenure: The vendor has supplied written confirmation that the property is **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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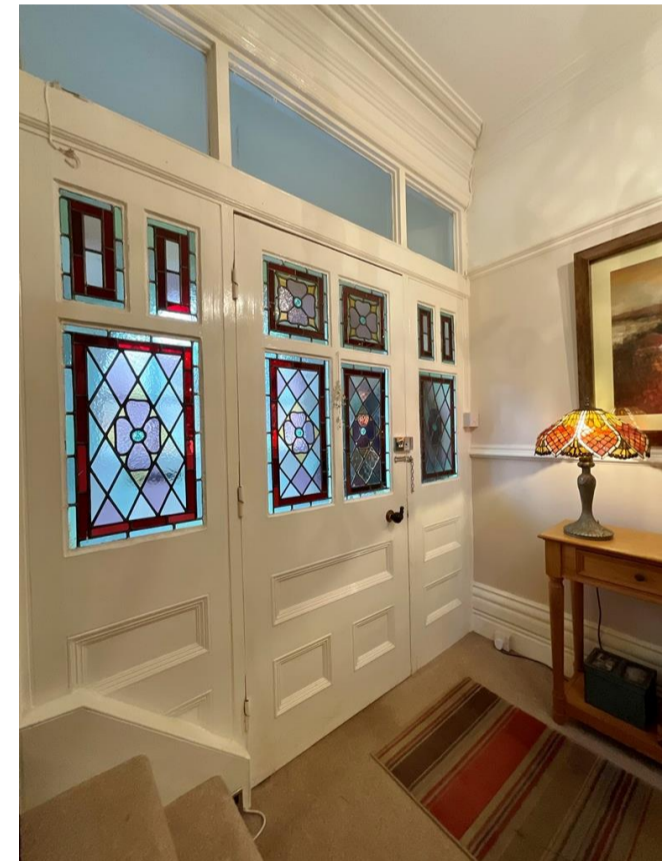




Total area: approx. 155.6 sq. metres (1675.2 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 62 |
| (39-54) E | 39 | |
| (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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