



-  Modernised Semi Detached House
-  Three Bedrooms
-  2024 Installed Kitchen

-  Good Size Rear Garden
-  Well Placed For Churchtown Village
-  No Chain

**Price: £219,950** Subject to Contract

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







Offered for sale with no onward chain and occupying a sought after position, this well presented, semi detached family home has recently undergone a programme of general updating to include new kitchen, carpets and redecoration.

The gas centrally heated and double glazed accommodation is arranged across two floors and briefly comprises: Entrance Vestibule, Hall, Lounge-Dining Room and 2024 installed Kitchen to the ground floor. There are three Bedrooms and a Bathroom/WC to the first floor.

Outside, the driveway is accessed via wrought iron gates to front whilst the rear garden is a good size with paved patio leading to extensive lawn.

Longacre links Radnor Drive with Marshside Road, well placed for accessing a number of highly regarded schools and the amenities of Churchtown village.





## Ground Floor:

### Entrance Vestibule

### Hall

**Lounge-Dining Room** - 7.54m overall x 5.26m overall (24'9" x 17'3")

**Kitchen** - 4.14m x 2.49m (13'7" x 8'2")

## First Floor:

### Landing

**Bedroom 1** - 4.09m x 3.3m overall (13'5" x 10'10")

**Bedroom 2** - 3.45m x 3.3m (11'4" x 10'10")

**Bedroom 3** - 2.06m x 1.85m (6'9" x 6'1")

**Bathroom** - 2.11m x 1.85m (6'11" x 6'1")

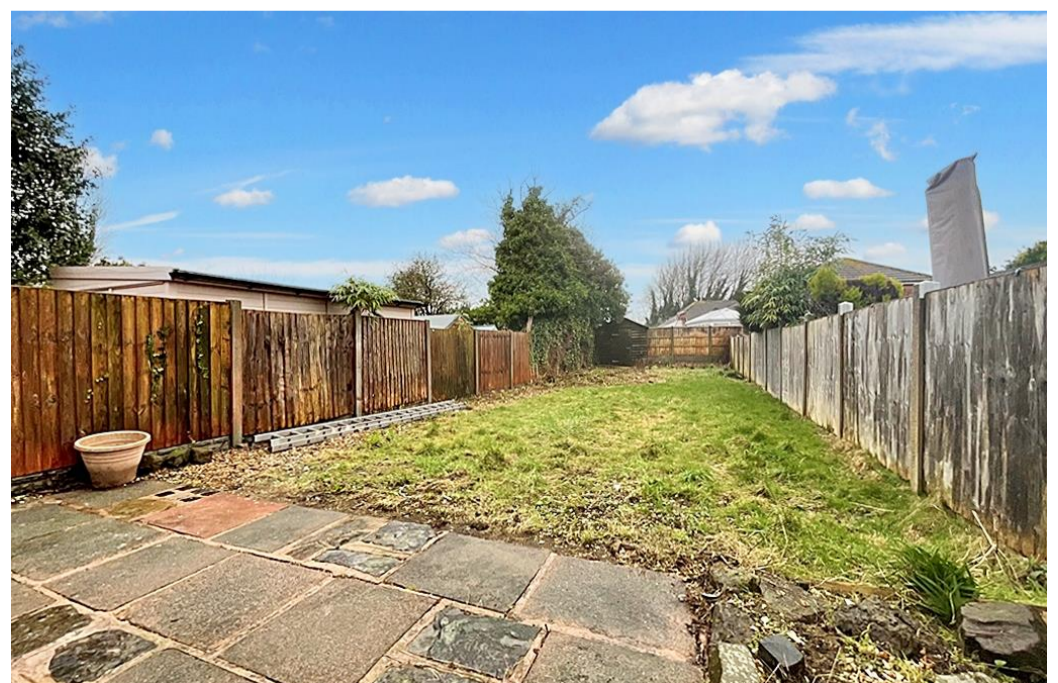
**Outside:** A driveway providing off road parking is accessed via wrought iron gates to front, whilst the rear garden is a good size with paved patio leading to extensive lawn.

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

**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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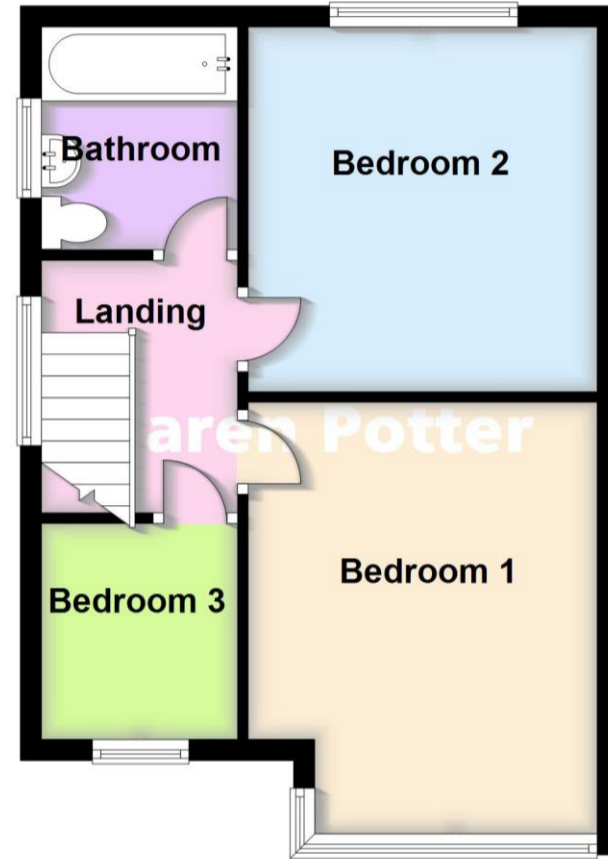
## Ground Floor

Approx. 49.5 sq. metres (533.1 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Total area: approx. 87.4 sq. metres (941.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	68	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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