



-  Semi Detached House
-  Cul-De-Sac Position
-  Three Bedrooms

-  Popular Residential Area
-  UPVC Double Glazed
-  Inspection Recommended

**Price: £175,000** Subject to Contract

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







An internal inspection is highly recommended of this well presented semi detached house that has been extended and modernised.

Located in a cul-de-sac position, the well presented accommodation has been recarpeted and redecorated and briefly comprises: Porch, Living Room, Fitted Dining Kitchen (with integrated appliances including fridge, freezer and cooker), Dining Area and Utility Room. There are three Bedrooms and a family Bathroom to the first floor. Outside, there are gardens to the front, whilst the good size rear garden has paved patio, shaped lawn and established borders.

The property is located down a cul-de-sac on Sandbrook Road, which runs parallel to Liverpool Road and is well placed for accessing the heart of Ainsdale village and the local schools.





## Ground Floor:

### Porch

**Living Room** - 5.62m x 4.93m (18'5" x 16'2") Overall

**Kitchen** - 5.62m x 3.85m (18'5" x 12'7")

**Dining Area** - 2.67m x 2.21m (8'9" x 7'3")

**Utility Room** - 2.86m x 1.22m (9'4" x 4'0")

## First Floor:

**Bedroom 1** - 3.39m x 3.25m (11'1" x 10'7") Overall

**Bedroom 2** - 4m x 3.25m (13'1" x 10'7")

**Bedroom 3** - 2.36m x 2.28m (7'8" x 7'5")

**Bathroom** - 2.29m x 2.82m (7'6" x 9'3")

## Outside

Outside, there are gardens to the front, whilst the good size rear garden has paved patio, shaped lawn and established borders.

## Council Tax

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

## Tenure

The seller's solicitor has confirmed the property to be freehold.

## Mobile Phone Signal

Check signal strengths here:  
<https://www.signalchecker.co.uk/>

## Broadband

Check the availability here:  
<https://labs.thinkbroadband.com/local/index.php>

## NB

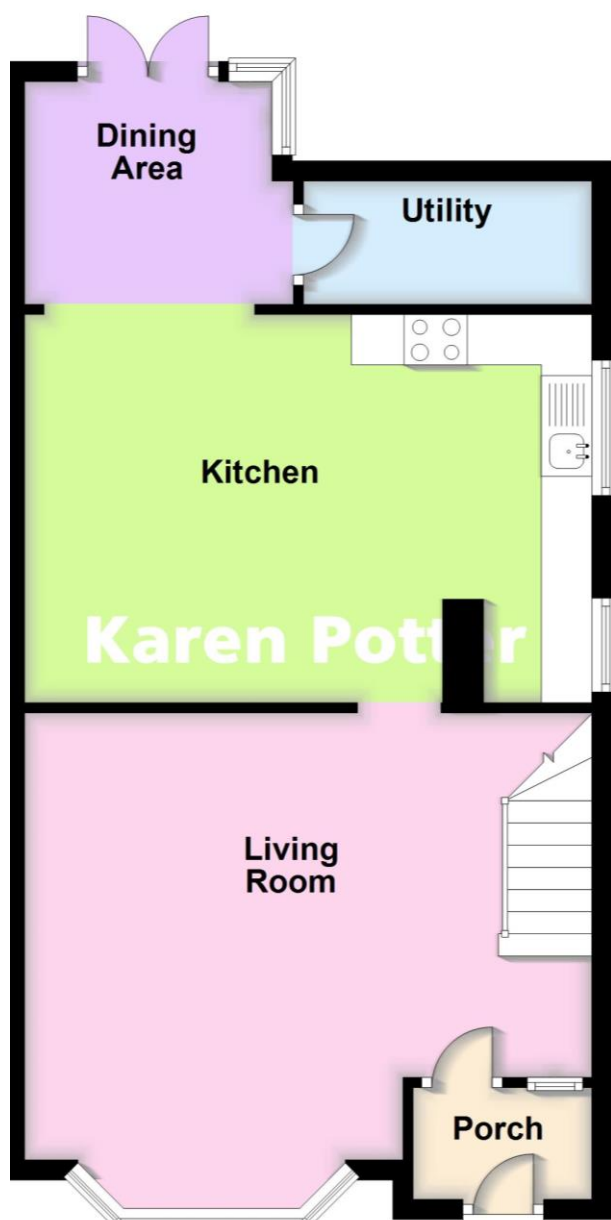
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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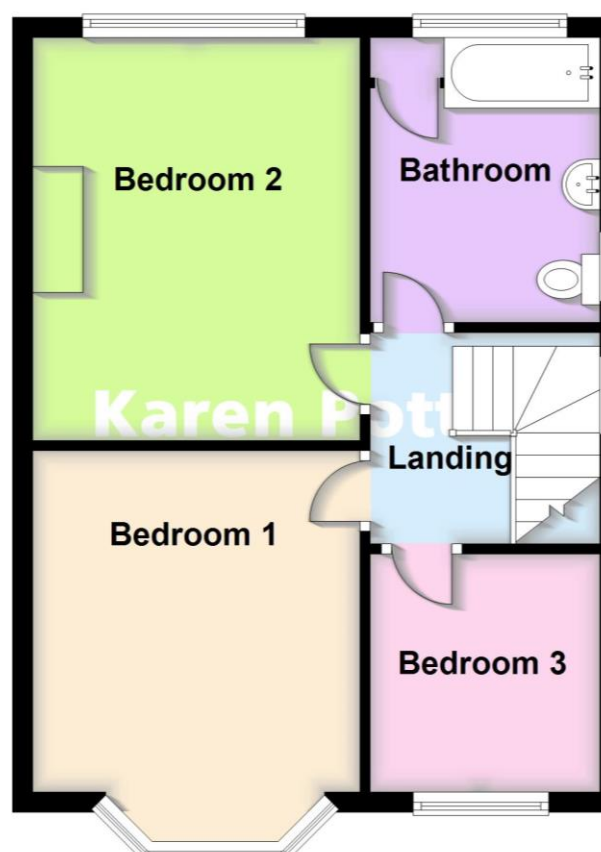
### Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 100.5 sq. metres (1082.2 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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