



-  Semi Detached House
-  Three Bedrooms
-  Fitted Kitchen/Dining Room

-  Gardens and Parking
-  Cul De Sac Position
-  Popular Residential Area

**Price: £195,000** Subject to Contract

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





Occupying a quiet cul-de-sac position, this well presented semi-detached house, offers well proportioned and beautifully presented accommodation, must be viewed to be fully appreciated.

The property is installed with gas central heating and upvc double glazing, briefly comprising Entrance Hall, Front Living Room, Fitted Kitchen/Dining Room and Conservatory to the ground floor with three Bedrooms and Bathroom to the first.

Outside there are landscaped and low maintenance gardens to the rear, the front is block paved providing off road parking. Baytree Close is located off Water Lane. The local villages of Crossens, Marshside and Churchtown are readily accessible, as are a number of well regarded schools.



## Ground Floor:

### Hall

**Living Room** - 4.17m x 3.73m (13'8" x 12'2")  
Overall

**Kitchen/Dining Room** - 4.73m x 3.16m (15'6" x 10'4")

**Conservatory** - 3.85m x 2.49m (12'7" x 8'2")

## First Floor:

**Bedroom 1** - 3.55m x 2.81m (11'7" x 9'2")

**Bedroom 2** - 3.78m x 2.31m (12'4" x 7'6")

**Bedroom 3** - 2.68m x 2.32m (8'9" x 7'7")

**Bathroom** - 1.85m x 1.82m (6'0" x 5'11")

## Outside

Outside there are landscaped and low maintenance gardens to the rear, the front is block paved providing off road parking. Baytree Close is located off Water Lane.

## Council Tax

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

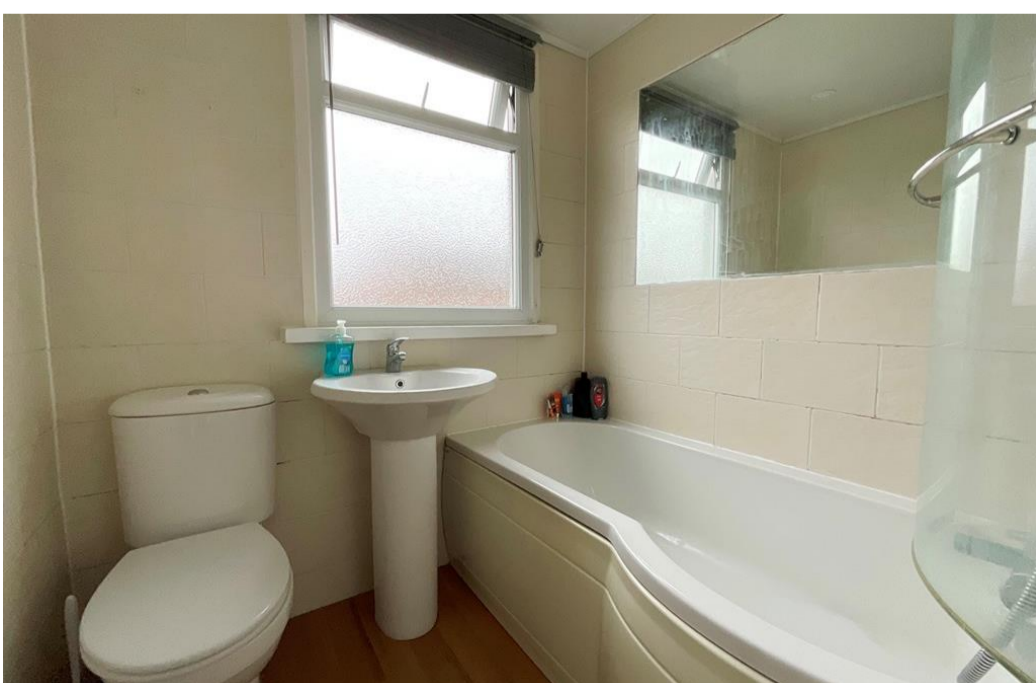
## Tenure

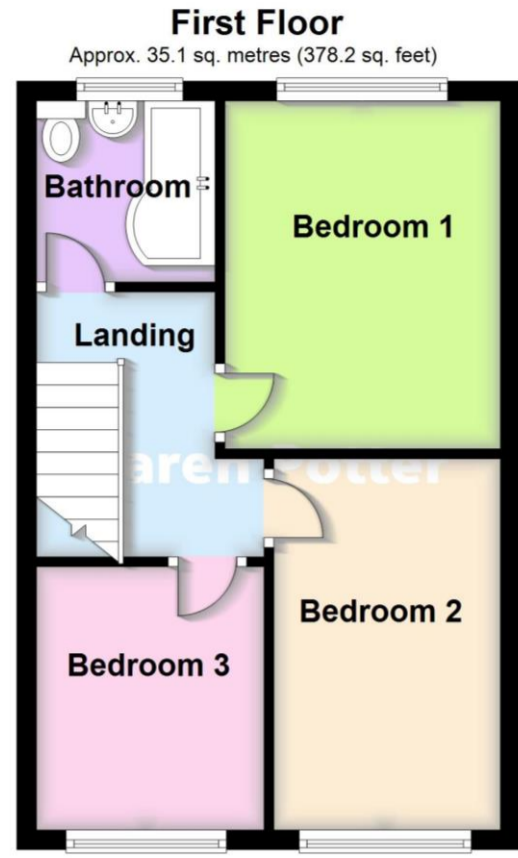
Leasehold for a term of 999 years from 25th March 1938, with an annual ground rent of £25.

## 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. 81.3 sq. metres (875.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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