



-  Semi Detached Family Home
-  Front Doors Together Style
-  Four Bedrooms

-  Two Reception Rooms
-  Gardens & Parking
-  Inspection Recommended

Price: £325,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well presented and attractively proportioned semi-detached family house of the front doors together style, located in a much sought after residential area of Southport.

The gas centrally heated and double glazed accommodation briefly comprises Entrance Vestibule, Hall, Living Room, Dining Room, Fitted Kitchen and Utility Room/WC to the ground floor with four Bedrooms and family Bathroom to the first floor.

Outside, there are well presented mature gardens to the front and rear of the property, the lawned front garden with driveway providing off road parking. The rear garden is also laid to lawn with established borders and patio areas.

Fisher Drive is located off Norwood Avenue where there are public transport facilities to the town centre. Churchtown Shopping Village is readily accessible together with a number of primary and secondary schools.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.42m into bay x 3.66m (14'6" x 12'0")

Dining Room - 4.78m x 3.25m (15'8" x 10'8")

Kitchen/Breakfast Room - 4.78m plus recess x 2.72m (15'8" x 8'11")

Utility Room/WC - 1.85m x 1.7m (6'1" x 5'7")

First Floor:

Landing

Bedroom 1 - 4.42m into bay x 3.66m (14'6" x 12'0")

Bedroom 2 - 4.78m x 3.25m (15'8" x 10'8")

Bedroom 3 - 2.95m x 2.72m (9'8" x 8'11")

Bedroom 4 - 2.79m x 2.31m (9'2" x 7'7")

Bathroom - 2.92m x 1.85m (9'7" x 6'1")

Outside: There are well presented mature gardens to the front and rear of the property, the lawned front garden with driveway providing off road parking. The rear garden is also laid to lawn with established borders and patio areas.

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

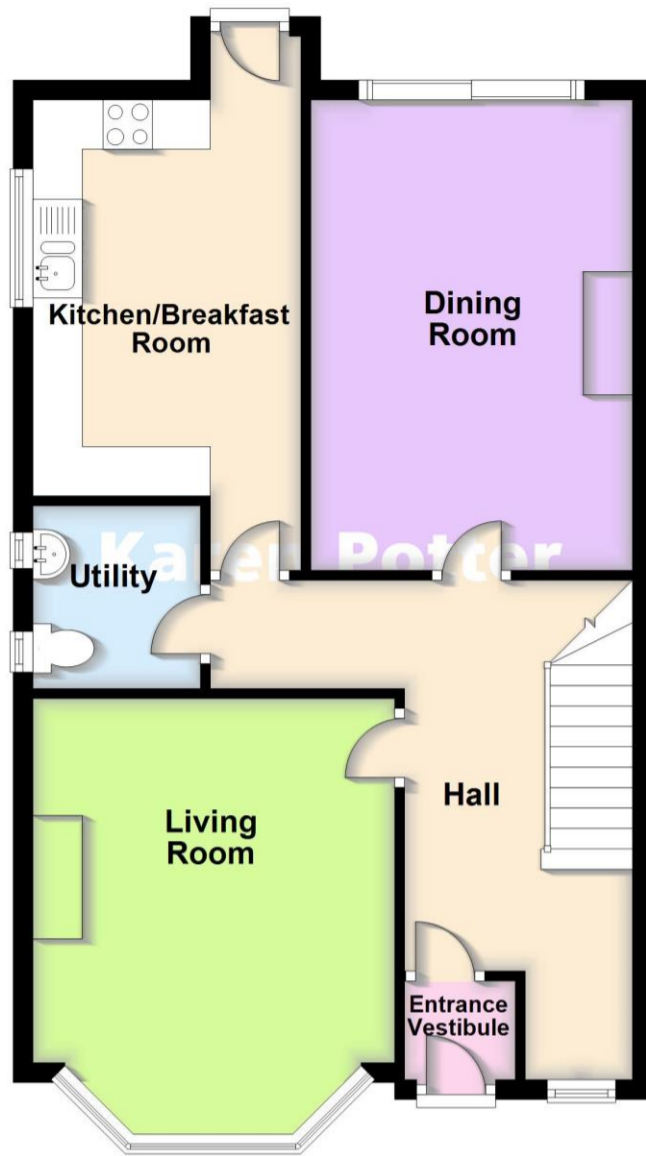
Tenure: Leasehold with a residue term of 999 years from 25th September 1916 with a fixed annual ground rent of £6.74

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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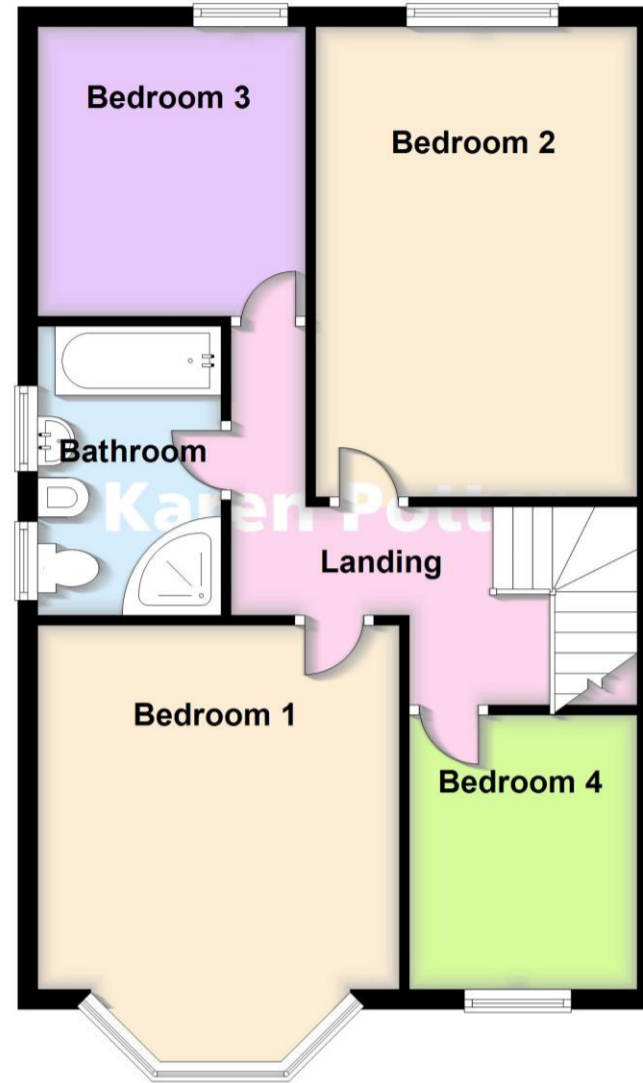
Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)

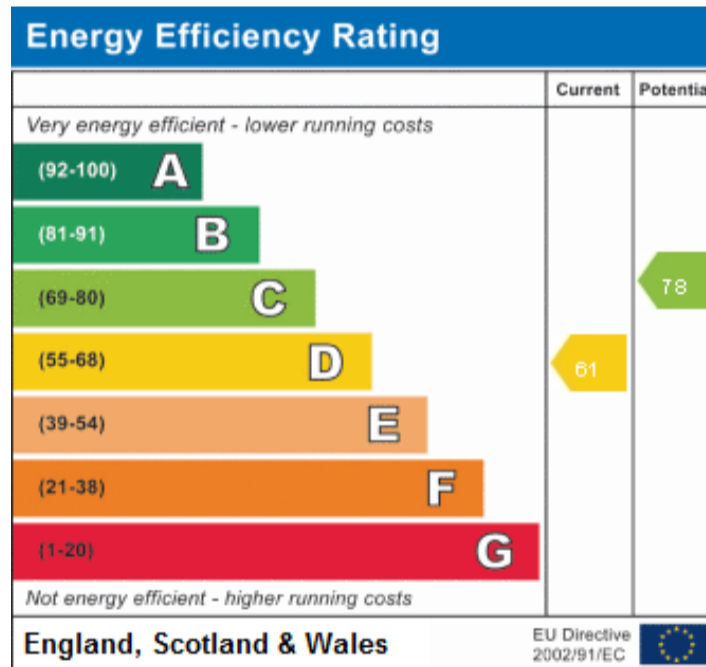


First Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



Total area: approx. 120.6 sq. metres (1297.8 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.



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