



-  Impressive Detached Bungalow
-  Tastefully Refurbished Throughout
-  Open Views to the Front over Sandhills

-  Three Bedrooms
-  Open Plan Kitchen & Living Room
-  NO CHAIN

**Price: £395,000** Subject to Contract

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







AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this outstanding, newly refurbished detached bungalow which is located within a popular residential area and enjoying impressive open views over sandhills.

The present owners have tastefully and thoughtfully refurbished the bungalow throughout including a newly fitted kitchen (with double oven, hob, dishwasher, fridge and freezer) open plan with the living room; new bathroom; luxury vinyl flooring; upgraded electrics; spotlighting; security lights; French doors in both back bedrooms; some new windows; new fireplace; dressing room; alarm and cctv; new radiators and internal doors. The well planned and attractively presented accommodation briefly comprises Hall, Front Living Room open plan with the Kitchen, three Bedrooms (the principal with En Suite Dressing Room) and Bathroom. Outside there are established gardens to the front and rear, the front incorporating a driveway leading to the former garage.

Northleach Drive is a cul-de-sac off Westminster Drive which, in turn, is located off Shore Road. Ainsdale Beach is readily accessible as are the many amenities of Ainsdale Shopping Village together with the railway station on the Southport/Liverpool commuter line.





## Hall

**Open Plan Living Room and Kitchen** - 7.24m x 3.12m (23'9" x 10'3")

**Rear Bedroom 1** - 3.33m x 4.24m (10'11" x 13'11")

**En Suite Dressing Room** - 2.18m x 2.57m (7'2" x 8'5")

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

**Front Bedroom 3** - 3.3m x 2.62m (10'10" x 8'7")

**Bathroom** - 2.59m x 2.57m (8'6" x 8'5")



**Outside** - There are gardens to the front and rear of the property, the front incorporating a driveway providing off road parking and leading to the former garage (11' 10" x 8' 7"). The rear garden is enclosed and planned with lawn, paved patios and garden shed.

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

**Tenure** - We have written confirmation that the tenure is 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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Total area: approx. 102.4 sq. metres (1101.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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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