



-  Substantial Semi Detached
-  Accommodation Across Four Floors
-  Six Bedrooms

-  Cellars
-  Good Size Rear Garden
-  No Chain

**Price: £375,000** Subject to Contract

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





An early inspection is strongly recommended of this substantial, Victorian semi-detached home of character, standing in generous gardens and occupying a central Southport position.

The gas centrally heated and double glazed accommodation is arranged over four floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Kitchen, Utility, Conservatory and Bedroom with En-Suite WC to the ground floor. There are three double Bedrooms, Bathroom and separate WC to the first floor with a further three double bedrooms (one with En-suite Bathroom) on the second floor.

A basement level provides a suite of cellar rooms providing excellent storage.

Outside, there is driveway parking to the front and a good size rear garden with paved patio and shaped lawn.

The property is positioned on Ash Street, between the junctions of Scarisbrick New Road and Forest Road, well placed for accessing local shops and schools with the town centre also readily accessible.



## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 4.75m into bay x 4.19m (15'7" x 13'9")

**Bedroom** - 4.09m x 3.81m overall (13'5" x 12'6")

### En-Suite WC

**Kitchen/Breakfast Room** - 4.7m overall x 3.66m (15'5" x 12'0")

**Utility Room** - 4.09m x 2.29m (13'5" x 7'6")

**Conservatory** - 3.53m x 2.74m (11'7" x 9'0")

## First Floor:

### Landing

**Bedroom 1** - 6.38m into bay x 4.19m (20'11" x 13'9")

**Bedroom 2** - 4.22m x 3.94m (13'10" x 12'11")

**Bedroom 3** - 4.19m x 3.18m (13'9" x 10'5")

**Bathroom** - 3.18m x 1.75m (10'5" x 5'9")

### Separate WC

## Second Floor:

### Landing

**Bedroom 4** - 6.05m overall x 4.11m (19'10" x 13'6")

**En-Suite Bathroom** - 2.06m x 1.75m (6'9" x 5'9")

**Bedroom 5** - 4.22m x 3.89m (13'10" x 12'9")

**Bedroom 6** - 5.59m x 3.05m (18'4" x 10'0")

**Basement:** A suite of rooms provide excellent storage

**Outside:** Wrought iron gated access to front provides off road parking whilst the rear garden is a good size, mainly laid to lawn with paved patio.

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

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

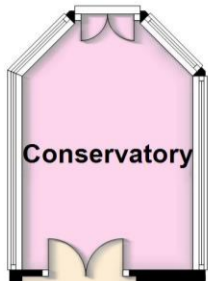
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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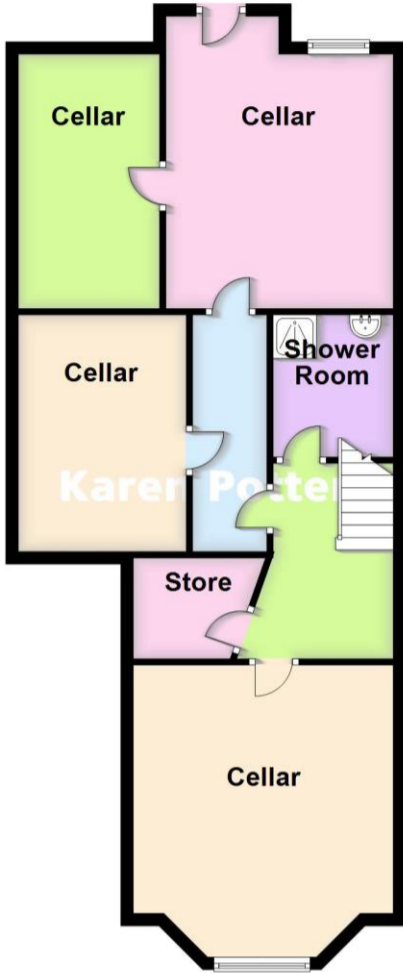
### Ground Floor

Approx. 84.8 sq. metres (912.7 sq. feet)



### Basement

Approx. 75.5 sq. metres (812.3 sq. feet)



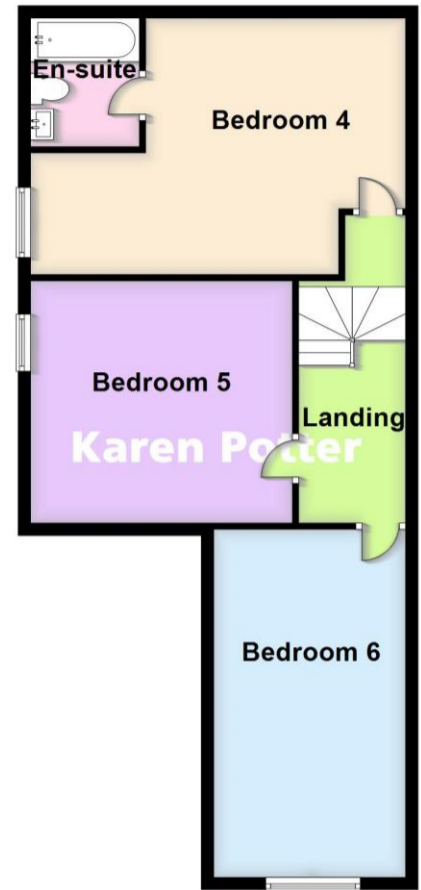
### First Floor

Approx. 73.4 sq. metres (790.2 sq. feet)




### Second Floor

Approx. 66.6 sq. metres (717.1 sq. feet)



Total area: approx. 300.3 sq. metres (3232.3 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(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		
<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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