



-  Semi Detached Family Home
-  Three Bedrooms
-  Two Reception Rooms

-  Off Road Parking
-  Beautiful Gardens
-  No Chain

Price: £190,000 Subject to Contract

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





An early inspection is recommended of this well presented, semi detached family home, located in a particularly sought after residential area of Churchtown and offered for sale with no onward chain.

Installed with gas central heating and double glazing, the well planned accommodation briefly comprises: Entrance Vestibule, spacious Hall, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms, Wet Room and separate WC on the first floor. Outside, there are gardens to front and rear, the front incorporating driveway for off road parking. The rear garden is a good size, arranged with paved patio, shaped lawn, garage and established borders.

The property occupies a particularly convenient location adjacent to the many amenities of Churchtown Shopping Village. There are public transport facilities to the town centre, a number of local schools, and Botanic Gardens is readily accessible.



Ground Floor:

Porch

Entrance Hall

Living Room - 3.8m x 3.79m (12'5" x 12'5")

Dining Room - 3.79m x 2.74m (12'5" x 8'11")

Kitchen - 3.63m x 2.44m (11'10" x 8'0")

First Floor:

Bedroom 1 - 3.8m x 2.98m (12'5" x 9'9")

Bedroom 2 - 3.79m x 2.74m (12'5" x 8'11")

Bedroom 3 - 2.67m x 2.35m (8'9" x 7'8")

Wet Room - 1.7m x 1.59m (5'6" x 5'2")

WC - 0.74m x 1.7m (2'5" x 5'7")

Outside

Outside, there are gardens to front and rear, the front incorporating driveway for off road parking. The rear garden is a good size, arranged with paved patio, shaped lawn and established border.

Council Tax

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

Tenure

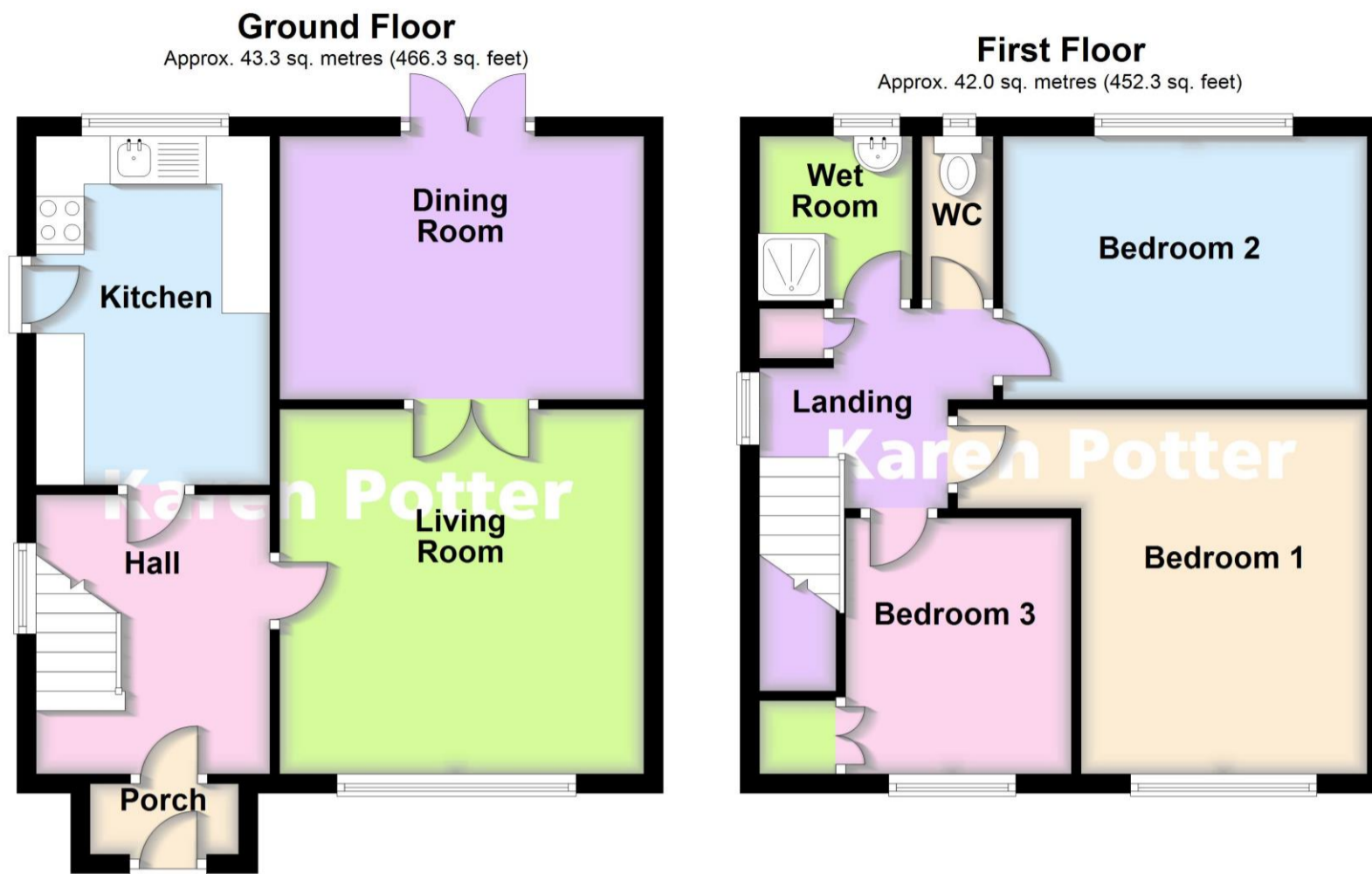
Freehold

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. 85.3 sq. metres (918.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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