



-  2022 Built Detached Family Home
-  Four Bedrooms
-  En-Suite To Bedroom 1

-  Fitted Kitchen/Dining Room
-  Gardens, Garage & Parking
-  No Chain

Price: £295,000 Subject to Contract

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





Constructed in 2022 and forming part of the Elan Homes "Balmoral Gardens" development, this well presented detached house is offered for sale with no onward chain and must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation is arranged across two floors and briefly comprises; Hall, Cloakroom/WC, Living Room and fitted Kitchen/Dining Room to the ground floor with four Bedrooms (Bedroom 1 with En-suite Shower Room) and a family Bathroom to the first floor.

Outside, the front garden is laid to lawn with tarmacadam driveway providing off road parking leading to a single garage. The landscaped rear garden has paved patio areas and shaped lawn.

Evesham Drive is accessed via Ashby Road (a turning off Balmoral Drive), particularly convenient for 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:

Hall

Cloakroom/WC

Living Room - 5.13m x 3.63m overall (16'10" x 11'11")

Kitchen/Dining Room - 6.4m x 4.47m (21'0" x 14'8")

First Floor:

Landing

Bedroom 1 - 3.45m x 2.67m plus wardrobes (11'4" x 8'9")

En-suite Shower Room - 2.67m x 0.94m (8'9" x 3'1")

Bedroom 2 - 3.3m x 2.74m overall (10'10" x 9'0")

Bedroom 3 - 2.95m plus recess x 2.36m (9'8" x 7'9")

Bedroom 4 - 3.3m x 2.11m (10'10" x 6'11")

Bathroom - 2.54m overall x 2.03m (8'4" x 6'8")



Outside: The front garden is laid to lawn with tarmac driveway providing off road parking leading to a single garage. The landscaped rear garden has paved patio areas and shaped lawn

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

Tenure: Freehold

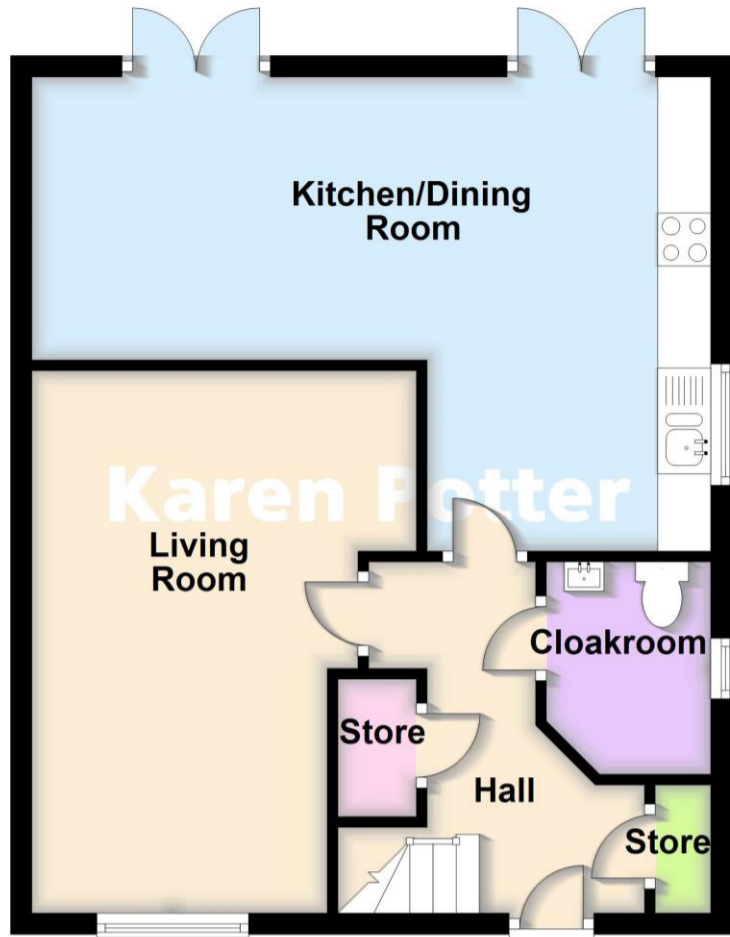
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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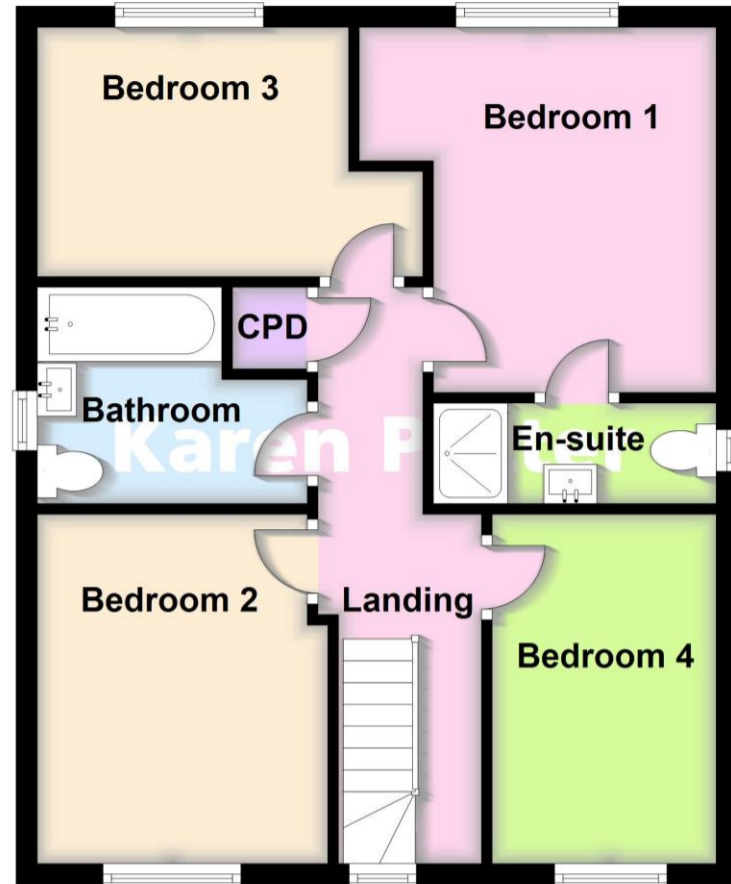
Ground Floor

Approx. 50.6 sq. metres (544.8 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.8 sq. feet)



Total area: approx. 101.2 sq. metres (1089.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & 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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