





-  **Extended Semi Detached House**
-  **Three Bedrooms**
-  **Two Reception Rooms**

-  **Garage, Carport & Parking**
-  **Good Size Rear Garden**
-  **No Chain**

Price: £250,000 Subject to Contract

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





Offered for sale with no onward chain, this extended semi-detached family home, boasting views over playing fields to rear, is located in a particularly sought after area of Birkdale and must be viewed to be fully appreciated.

Installed with upvc double glazing and gas central heating, the property offers well planned and pleasantly proportioned accommodation briefly comprising Enclosed Porch, Hall, Cloakroom/WC, Front Living Room, rear Lounge and Kitchen to the ground floor with three Bedrooms, Bathroom and separate WC to the first.

Outside, there are established gardens to the front and rear of the property, the front incorporating a driveway leading to an enclosed Car Port and Garage beyond.

Carr Lane is located off Liverpool Road within a convenient distance for access to local primary and secondary schools, public transport facilities, local shops and the railway station at Hillside or Ainsdale on the Southport/Liverpool commuter line.



Ground Floor:

Porch

Hall

Cloakroom/WC

Living Room - 4.24m overall x 3.61m (13'11" x 11'10")

Lounge - 4.9m overall x 3.33m (16'1" x 10'11")

Kitchen - 4.9m x 2.34m overall (16'1" x 7'8")

First Floor:

Landing

Bedroom 1 - 4.37m overall x 3.43m (14'4" x 11'3")

Bedroom 2 - 3.81m x 3.33m (12'6" x 10'11")

Bedroom 3 - 2.34m x 2.06m (7'8" x 6'9")

Shower Room - 2.34m x 1.75m (7'8" x 5'9")

Outside: There are established gardens to the front and rear of the property, the front incorporating a driveway leading to an enclosed Car Port and Garage beyond. The rear garden is a good size with paved patio leading to extensive shaped lawn and mature borders.

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

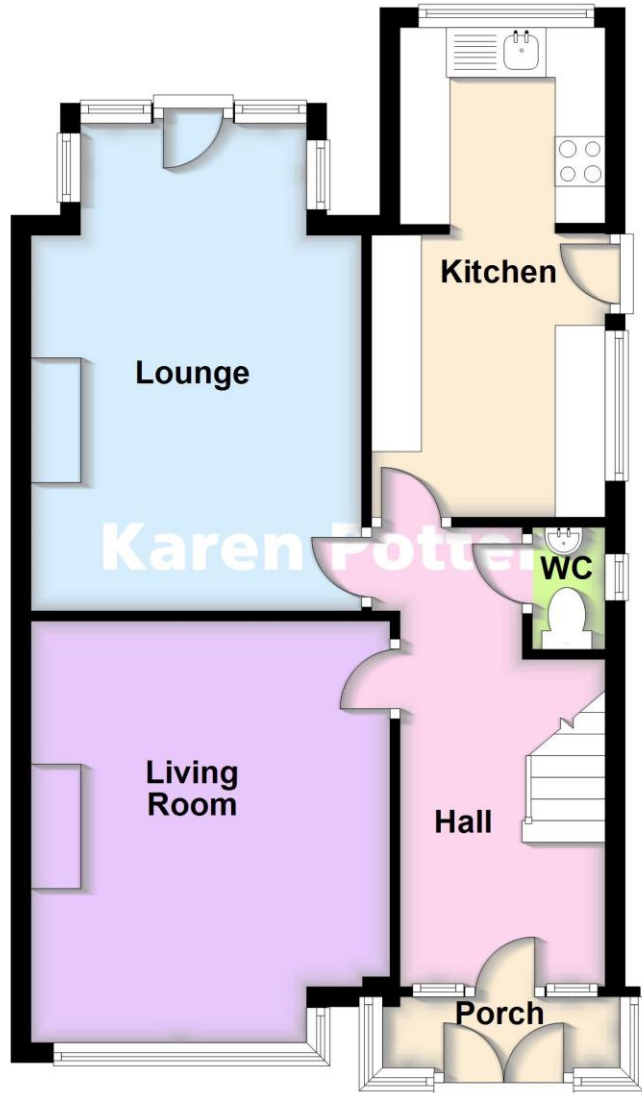
Tenure: Freehold

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

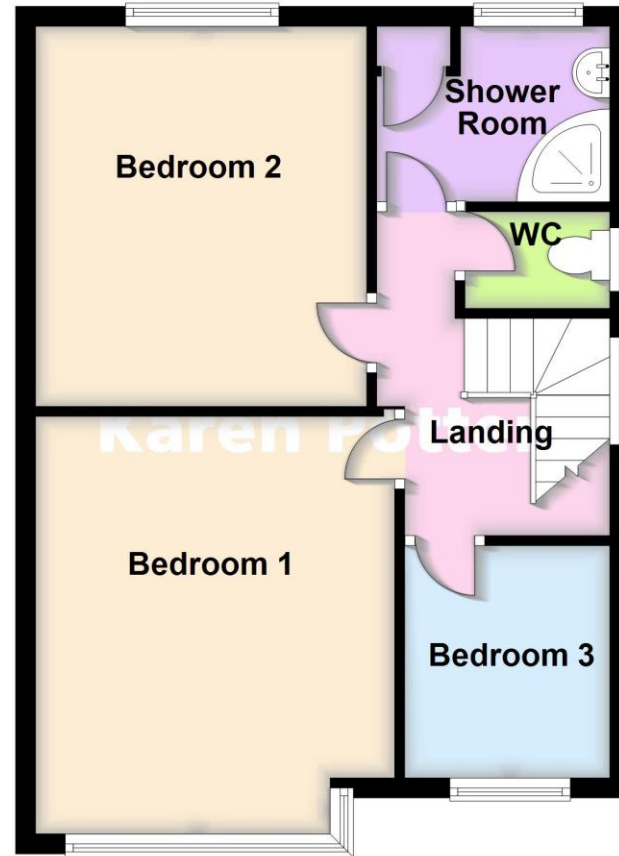
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Ground Floor
Approx. 53.7 sq. metres (578.2 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.6 sq. feet)



Total area: approx. 98.6 sq. metres (1060.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(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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