



-  Double Fronted Semi Detached House
-  Five Bedrooms
-  Three Reception Rooms

-  Low Maintenance Rear Garden
-  Multi Vehicle Off Road Parking
-  Inspection Recommended

**Price: £330,000** Subject to Contract

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







An early inspection is recommended of this substantial, double fronted, semi detached family home offering spacious accommodation in a sought after residential area of Southport.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Lounge, Dining Room and Kitchen to the ground floor with five Bedrooms (Bedroom 1 with walk in wardrobe) and Family Bathroom.

Outside, the front is gravel laid to provide off road parking for a number of vehicles whilst the courtyard style, walled, rear garden is paved for ease of maintenance.

The property stands on Duke Street between the junctions of Cemetery Road and Hampton Road, with the many amenities of Birkdale Shopping Village readily accessible, including the railway station on the Southport/Liverpool commuter line. Local schools are also within the vicinity.





## Ground Floor:

### Entrance Vestibule

### Hall

**Cloakroom/WC** - 1.78m x 1.65m (5'10" x 5'5")

**Living Room** - 5.49m into bay x 4.24m (18'0" x 13'11")

**Lounge** - 5.38m overall x 3.86m (17'8" x 12'8")

**Dining Room** - 4.6m x 3.86m (15'1" x 12'8")

**Kitchen** - 3.56m x 2.57m (11'8" x 8'5")

## First Floor:

### Landing

**Bedroom 1** - 4.24m overall x 3.99m into bay & plus door recess (13'11" x 13'1")

**Walk In Wardrobe** - 2.72m x 1.4m (8'11" x 4'7")

**Bedroom 2** - 4.44m x 3.86m (14'7" x 12'8")

**Bedroom 3** - 4.7m x 2.72m (15'5" x 8'11")

**Bedroom 4** - 3.66m x 2.57m (12'0" x 8'5")

**Bedroom 5** - 3m x 2.57m (9'10" x 8'5")

**Bathroom** - 2.67m x 2.57m (8'9" x 8'5")

**Outside:** The front garden is gravel laid to provide off road parking for a number of vehicles whilst the courtyard style, walled, rear garden is paved for ease of maintenance with **outhouse** measuring 2.57m (8'5") x 2.12m (6'11")

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

**Tenure:** Freehold

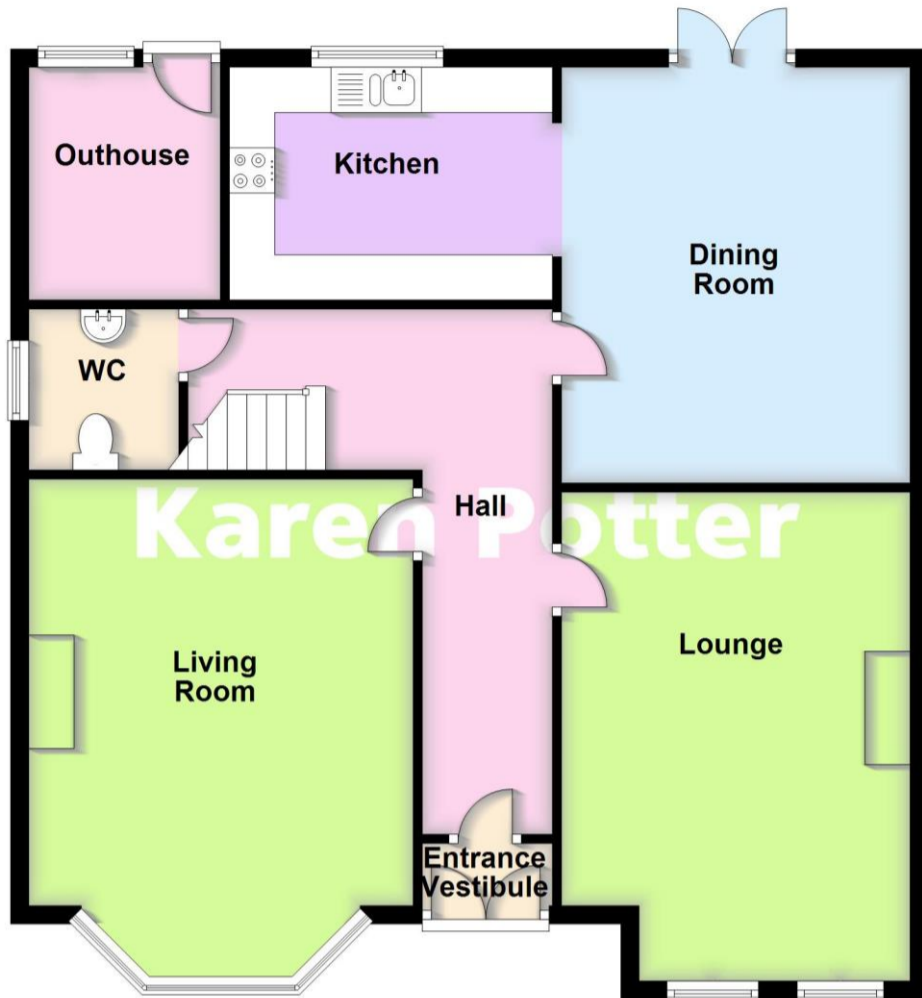
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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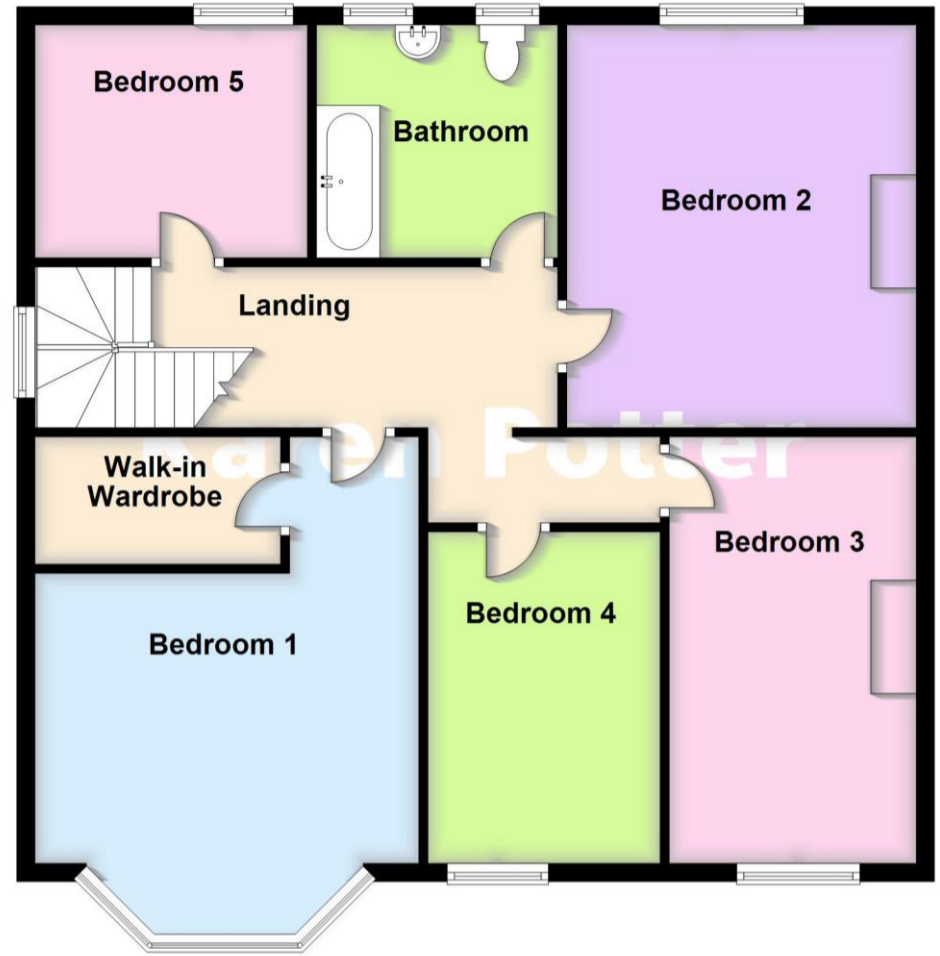




**Ground Floor**  
Approx. 93.1 sq. metres (1002.6 sq. feet)



**First Floor**  
Approx. 90.6 sq. metres (975.7 sq. feet)



Total area: approx. 183.8 sq. metres (1978.3 sq. feet)

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