



-  Traditional Semi Detached House
-  Two Bedrooms
-  Two Reception Rooms

-  Good Size Rear Garden
-  Modern Bathroom
-  Inspection Recommended

**Price: £215,000** Subject to Contract

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





Occupying a quiet cul de sac position, this beautifully presented, traditional semi detached house must be viewed to be fully appreciated!

The gas centrally heated and double glazed accommodation is arranged over two floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen and Rear Porch to the ground floor with two Bedrooms and Bathroom to the first floor.

Outside, there is a gravelled area for ease of maintenance, whilst the rear garden is a particular feature with paved patio, brick outbuilding (with WC and storage), shaped lawn and well stocked, mature borders.

Lesley Road is accessed via Tithebarn Road, where there are a number of local shops at Bispham Road and highly regarded schools within the vicinity.



## Ground Floor:

### Entrance Vestibule

**Living Room** - 4.11m x 3.76m (13'5" x 12'4")

### Hall

**Dining Room** - 4.06m x 3.73m (13'3" x 12'2")

**Kitchen** - 2.97m x 2.41m (9'8" x 7'10")

### Rear Porch

## First Floor:

**Bedroom 1** - 5.13m x 3.35m (16'9" x 10'11")

**Bedroom 2** - 9.71m x 3.25m (31'10" x 10'7")

**Bathroom** - 2.67m x 2.41m (8'9" x 7'10")

## Outside

Outside, there is a gravelled area for ease of maintenance, whilst the rear garden is a particular feature with paved patio, brick outbuilding (with WC and storage), shaped lawn and well stocked, mature borders.

## Council Tax:

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

## Tenure:

Freehold

## NB

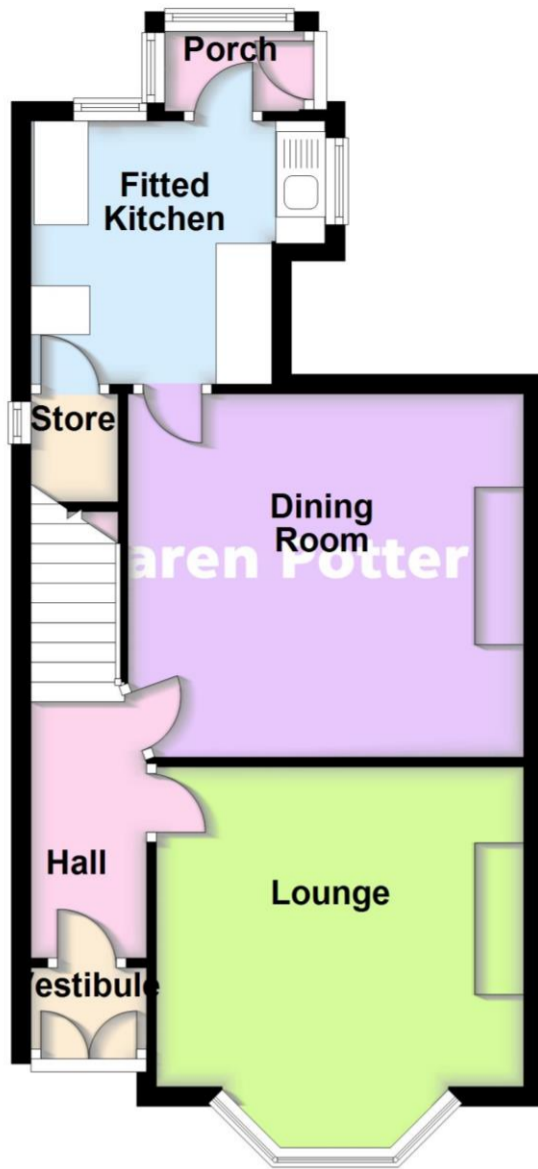
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## Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 86.1 sq. metres (926.6 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>		73
(55-68) <b>D</b>	57	
(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.



5 Hill Street, Southport  
PR9 0NW

01704 500 008  
www.karenpotter.co.uk