



-  Detached Coach House
-  Two Bedrooms
-  Modern Kitchen & Shower Room

-  Gated Access To Front
-  Garden & Extensive Parking
-  No Chain

**Price: £240,000** Subject to Contract

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







Recently re-decorated & re-carpeted throughout, this chain free, double fronted, converted Coach House of character occupies a secluded position within an established residential area of Southport.

The property offers well proportioned accommodation installed with electric heating and double glazing briefly comprising: Porch, Hall, spacious Living Room, fitted Kitchen with integrated fridge/freezer, dishwasher, double oven and hob, two Bedrooms and modern Shower Room.

The property is accessed via twin timber gates to front with block paved driveway (including turning head) offering off road parking for a number of vehicles and leads to an extensively lawned garden with mature trees.

Located on Leyland Road, the Coach House is well placed for accessing local shops at both Manchester Road and Queens Road, with Hesketh Park and Southport town centre readily accessible.





## Ground Floor:

**Porch**

**Hall**

**Living Room** - 6.53m plus recess x 4.39m (21'5" x 14'5")

**Kitchen** - 2.41m x 2.31m (7'11" x 7'7")

**Bedroom 1** - 4.65m x 2.31m (15'3" x 7'7")

**Bedroom 2** - 4.65m x 2.26m (15'3" x 7'5")

**Shower Room** - 2.31m x 1.32m (7'7" x 4'4")

**Loft Room** - 4.95m x 2.34m (16'3" x 7'8")

**Outside:** The property is accessed via twin timber gates to front with block paved driveway (including turning head) offering off road parking for a number of vehicles and leads to an extensively lawned garden with mature trees.

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

**Tenure:** Freehold

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

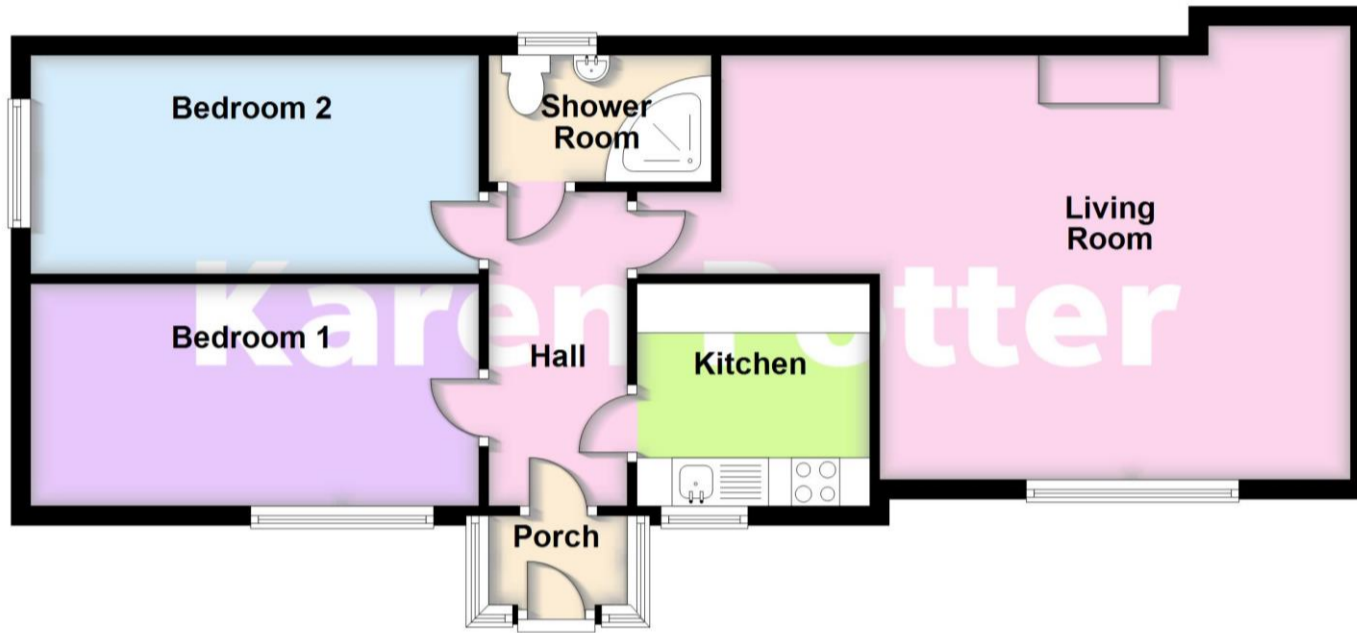
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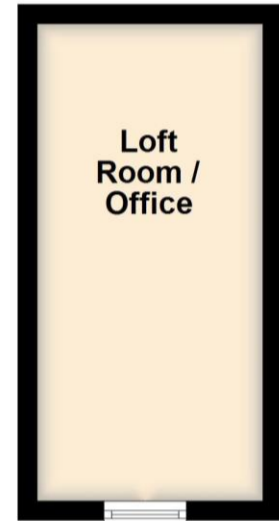
### Ground Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



### First Floor

Approx. 11.6 sq. metres (124.4 sq. feet)



Total area: approx. 76.0 sq. metres (817.6 sq. feet)



**AWAITING  
EPC**



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](http://www.karenpotter.co.uk)