



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Conservatory
-  Gardens & Parking
-  Inspection Recommended

Price: £219,950 Subject to Contract

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





An excellent opportunity to purchase this semi-detached family house which, in the opinion of the Agents, offers beautifully presented, well proportioned and attractively planned accommodation of which **AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED.**

The property is located in a sought after residential area and offers accommodation briefly comprising: Hall, Living Room, Dining Room, Conservatory and fitted Kitchen to the ground floor, three Bedrooms and modern Bathroom to the first floor.

Outside, the front is paved to provide off road parking, the rear being a particular feature backing onto Hesketh Golf Club, arranged with paved patio and shaped lawn.

Links Avenue is a turning off Radnor Drive with the amenities of Churchtown Shopping Village and the town centre both readily accessible. There are a number of highly regarded local primary and secondary schools within the vicinity.



Ground Floor:

Hall

Living Room - 4.22m x 3.94m (13'10" x 12'11")

Kitchen - 3.3m x 2.69m (10'10" x 8'10")

Dining Room - 3.35m x 3.3m (11'0" x 10'10")

Conservatory - 4.17m x 3.1m (13'8" x 10'2")

First Floor:

Landing

Bedroom 1 - 3.33m x 3.28m plus recess (10'11" x 10'9")

Bedroom 2 - 3.56m into wardrobes x 3.28m overall (11'8" x 10'9")

Bedroom 3 - 2.74m x 2.39m (9'0" x 7'10")

Bathroom - 2.46m x 1.68m (8'1" x 5'6")

Outside: The front is paved to provide off road parking, the rear being a particular feature backing onto Hesketh Golf Club, arranged with paved patio and shaped lawn.

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

Tenure: Freehold

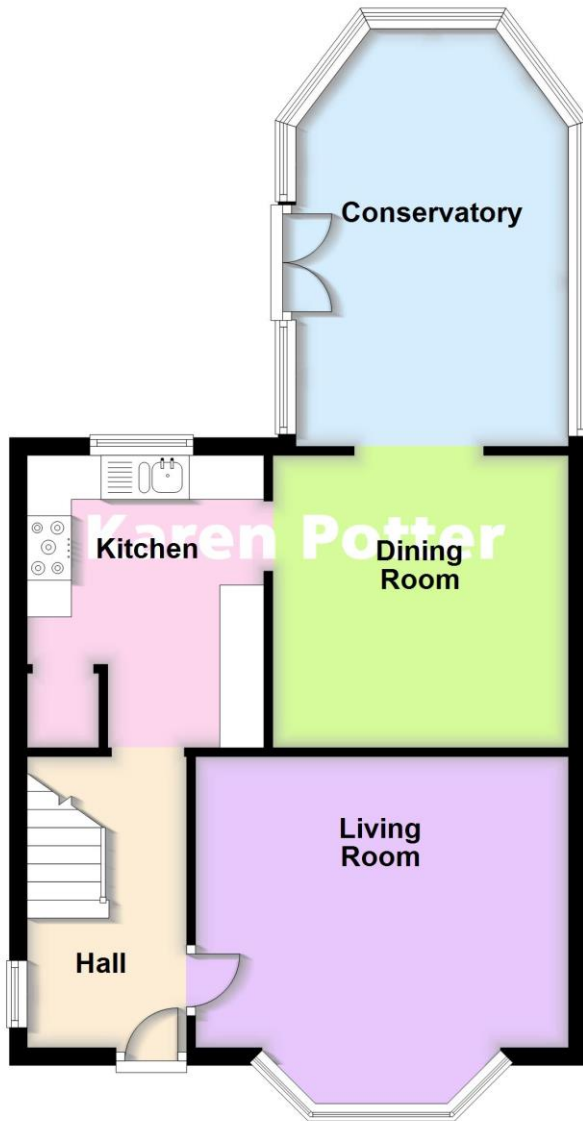
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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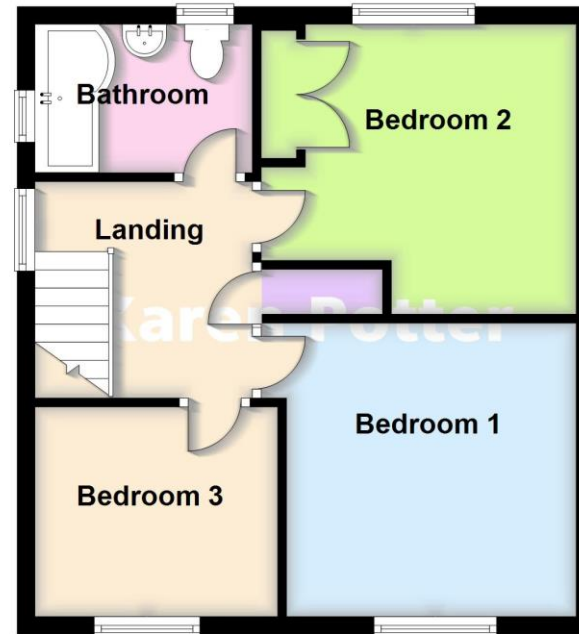
Ground Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 96.7 sq. metres (1041.0 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.



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