



-  Modern Semi Detached House
-  Four Double Bedrooms
-  Accommodation Across Three Floors

-  Fitted Kitchen/Dining Room
-  Two Bathrooms
-  Parking & Garden

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

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







Forming part of a select, 2018 built cul de sac of only six semi detached houses, this very well presented, four double bedroom property is arranged over three floors and an early inspection is highly recommended.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Living Room, Inner Hall, Cloakroom/WC and fitted Kitchen/Dining Room to the ground floor, two double Bedrooms and Bathroom to the first floor with a further two double Bedrooms and Shower Room to the second floor.

Outside, the property has off road parking to the front and a private rear garden arranged with paved patio, shaped lawn and decked terrace.

The development is accessed via a driveway between 121 and 123 Sefton Street, between the junctions of Portland Street and Duke Street, very well placed for accessing a number of local shops and schools.





## Ground Floor:

### Entrance Vestibule

**Living Room** - 4.42m x 3.35m (14'6" x 11'0")

### Hall

**Cloakroom/WC** - 1.78m x 1.19m (5'10" x 3'11")

**Kitchen/Dining Room** - 4.42m x 2.95m (14'6" x 9'8")

## First Floor:

### Landing

**Bedroom 1** - 4.42m x 3.38m overall (14'6" x 11'1")

**Bedroom 2** - 4.42m x 2.95m (14'6" x 9'8")

**Bathroom** - 2.41m x 1.8m (7'11" x 5'11")

## Second Floor:

### Landing

**Bedroom 3** - 4.42m x 3.38m (14'6" x 11'1")

**Bedroom 4** - 4.42m x 2.95m (14'6" x 9'8")

**Shower Room** - 2.41m x 1.8m (7'11" x 5'11")

**Outside:** The property has off road parking to the front and a private rear garden arranged with paved patio, shaped lawn and decked terrace.

**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.

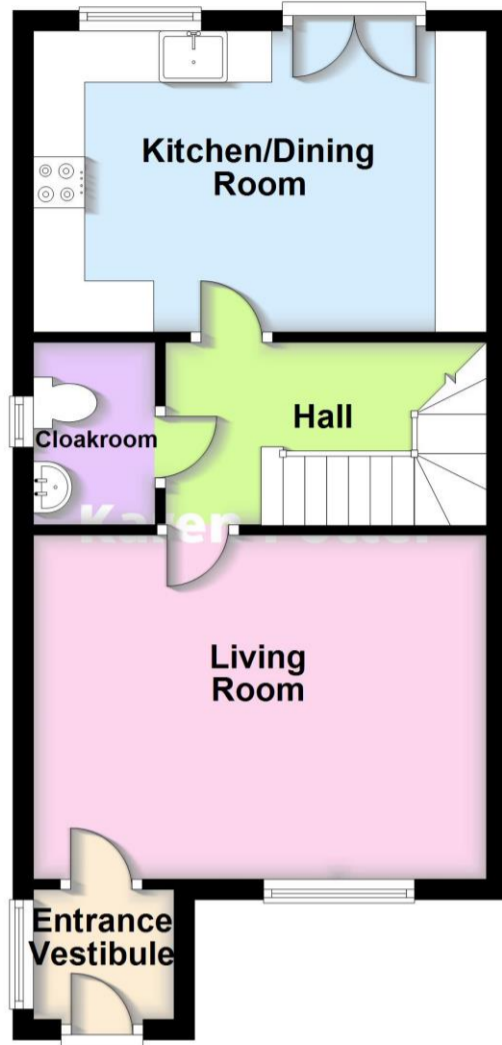
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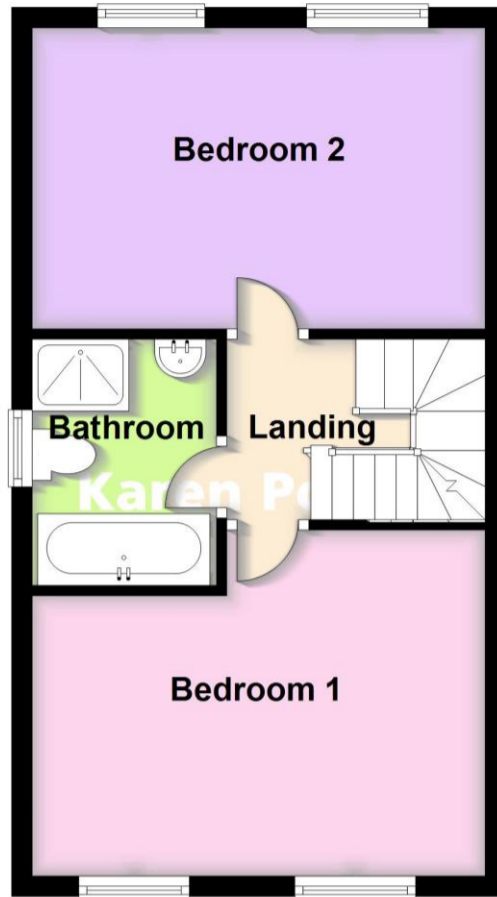
### Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



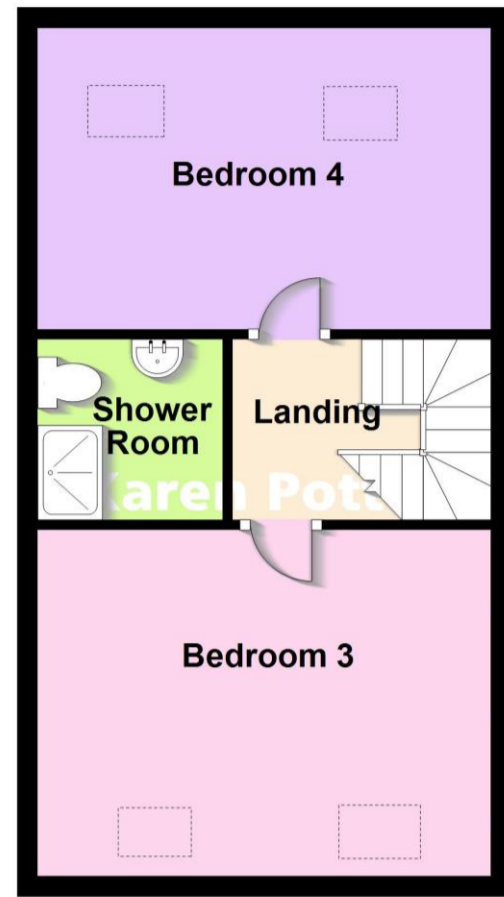
### First Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



### Second Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 111.7 sq. metres (1202.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(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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