



-  Howard Built Bungalow
-  Two Double Bedrooms
-  Two Reception Rooms

-  Modern Kitchen & Shower Room
-  Garage Converted To Garden Room
-  Parking & Gardens

Price: £249,950 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this outstanding semi detached Howard built semi-detached bungalow offering well planned accommodation and low maintenance gardens in a popular residential area of Southport.

Installed with gas central heating and upvc double glazing, the beautifully presented accommodation briefly comprises: Entrance Vestibule, Hall, front Living Room, modern fitted Kitchen, rear Lounge, two double Bedrooms and Shower Room.

There are gardens to the front and rear of the property, the front incorporating a paved driveway providing off road parking leading to the former Garage which has been converted to a Garden Room. The low maintenance, private rear garden is arranged with paved patio areas and well stocked mature borders.

Churchill Avenue links Cockle Dicks Lane and Radnor Drive with the shops and amenities of Churchtown within easy reach.



Entrance Vestibule

Hall

Living Room - 4.22m into bay x 3.48m (13'10" x 11'5")

Kitchen - 3.48m x 3m (11'5" x 9'10")

Lounge - 3.48m x 2.87m (11'5" x 9'5")

Bedroom 1 - 3.56m x 3.33m (11'8" x 10'11")
currently arranged as Dining Room

Bedroom 2 - 3.28m x 2.82m (10'9" x 9'3")

Shower Room - 2.29m x 1.73m (7'6" x 5'8")

Outside: There are gardens to the front and rear of the property, the front incorporating a paved driveway providing off road parking leading to the former Garage measuring 5.37m (17'7") x 2.61m (8'7") which has been converted to a Garden Room. The low maintenance, private rear garden is arranged with paved patio areas and well stocked mature borders.

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

Tenure: Freehold

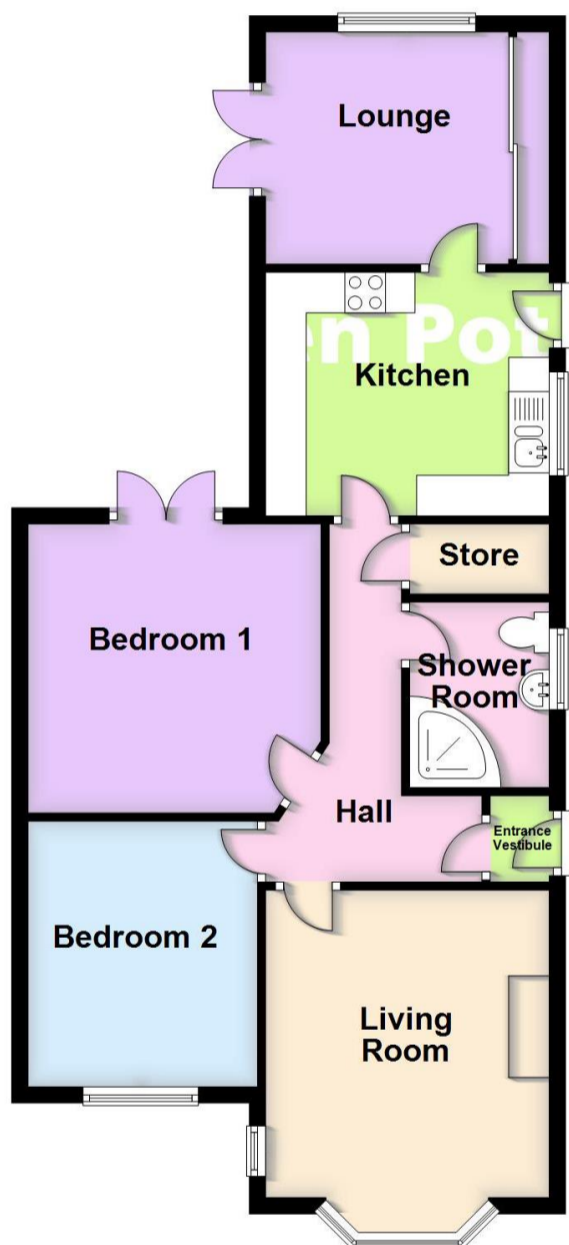
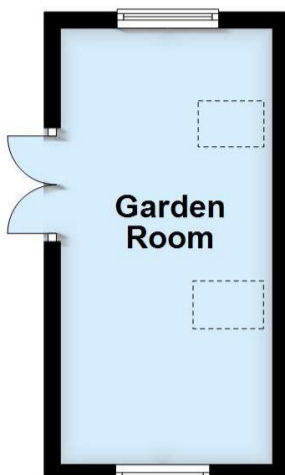
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 84.7 sq. metres (911.3 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Total area: approx. 84.7 sq. metres (911.3 sq. feet)

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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