



-  Semi Detached House
-  Three Bedrooms
-  Three Reception Rooms

-  Extended To Rear
-  In Need Of General Updating
-  No Chain

Price: £295,000 Subject to Contract

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





AN EARLY INSPECTION IS RECOMMENDED of this well planned, extended, semi-detached family house, located in a much sought after residential area convenient for access to the many amenities of Churchtown Village.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Cloakroom, WC, front Lounge, rear Living Room with Dining Area, Morning Room and fitted Kitchen to the ground floor with three Bedrooms, Bathroom and separate WC to the first floor.

There are mature gardens to the front and rear of the property, the front incorporating off road parking, the rear garden being mainly laid to lawn with established borders and detached, brick built Garage (in need of repair).

Bibby Road is located between Roe Lane and Cambridge Road, conveniently placed for access to Churchtown Village and the Botanic Gardens. There are a number of primary and secondary schools within the vicinity together with public transport facilities to the town centre.



Ground Floor:

Entrance Vestibule

Hall

WC

Lounge - 4.32m into bay x 3.66m (14'2" x 12'0")

Living Room - 3.94m x 3.35m (12'11" x 11'0")

Dining Area - 3.35m x 2.01m (11'0" x 6'7")

Morning Room - 2.82m plus door recess x 2.51m (9'3" x 8'3")

Kitchen - 3.66m x 2.51m (12'0" x 8'3")

First Floor:

Landing

Bedroom 1 - 4.27m into bay x 3.35m (14'0" x 11'0")

Bedroom 2 - 3.94m x 3.35m (12'11" x 11'0")

Bedroom 3 - 2.51m x 2.44m (8'3" x 8'0")

Bathroom - 2.51m x 1.75m (8'3" x 5'9")

WC

Outside: There are mature gardens to the front and rear of the property, the front incorporating off road parking, the rear garden being mainly laid to lawn with established borders and detached, brick built Garage (in need of repair).

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

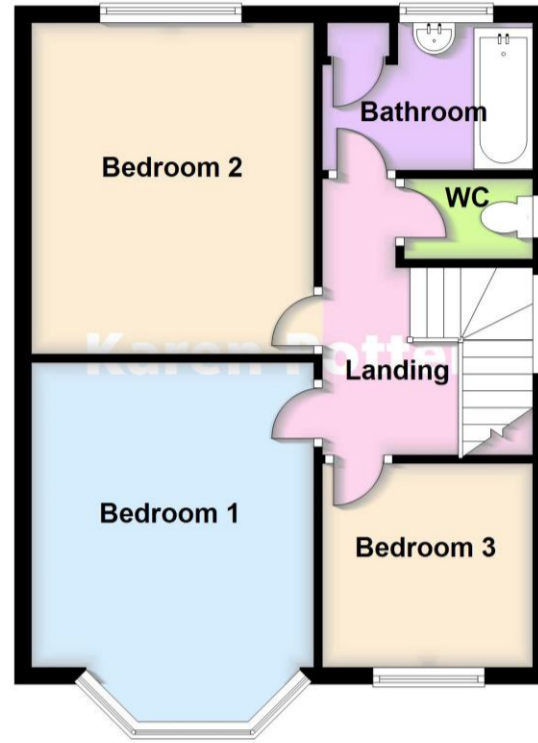
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Ground Floor
Approx. 64.8 sq. metres (697.6 sq. feet)



First Floor
Approx. 46.2 sq. metres (496.8 sq. feet)



Total area: approx. 111.0 sq. metres (1194.3 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	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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