



-  Semi-Detached House
-  Open Aspect to the Rear
-  Three Bedrooms

-  Two Reception Rooms
-  Garage
-  Inspection Recommended

**Price: £230,000** Subject to Contract

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





An excellent opportunity to purchase an attractive semi-detached house located in a popular residential area and having the benefit of an open aspect to the rear over fields. The property has been updated by the current owner and briefly comprises Hall, Fitted Cloakroom/wc, Front Living Room, Rear Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first. Gas central heating and upvc double glazing are installed.

Outside there are well maintained gardens to the front and rear, the front incorporating parking space for two cars, with a driveway leading to the Garage at the rear. The rear garden is a particular feature planned with patio, shaped lawn and established borders, which also has the benefit of fantastic open aspects views to the rear. The garage is currently used as an entertainment space and is installed with electricity supply providing the potential as a Home Office/Games Room or Gym.

Skipton Avenue is located off Banks Road where there are public transport facilities leading to the town centre. There are a number of schools and two parks within the vicinity and the many amenities of Churchtown Shopping Village are readily accessible.



## Ground Floor:

### Hall

**Living Room** - 4.78m x 3.63m (15'8" x 11'10")

**Dining Room** - 3.86m x 3.05m (12'8" x 10'0")

**Kitchen** - 4.62m x 2.49m (15'2" x 8'2")

### WC/Cloakroom

## First Floor:

**Bedroom 1** - 3.61m x 3.61m (11'10" x 11'10")

**Bedroom 2** - 3.66m x 3.15m (12'0" x 10'4")

**Bedroom 3** - 2.49m x 2.24m (8'2" x 7'4")

**Bathroom** - 1.83m x 1.73m (6'0" x 5'8")

## Outside

Outside there are well maintained gardens to the front and rear, the front incorporating parking space for two cars, with a driveway leading to the Garage at the rear. The rear garden is a particular feature planned with patio, shaped lawn and established borders, which also has the benefit of fantastic open aspects views to the rear. The garage is currently used as an entertainment space and is installed with electricity supply providing the potential as a Home Office/Games Room or Gym.

## Council Tax

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

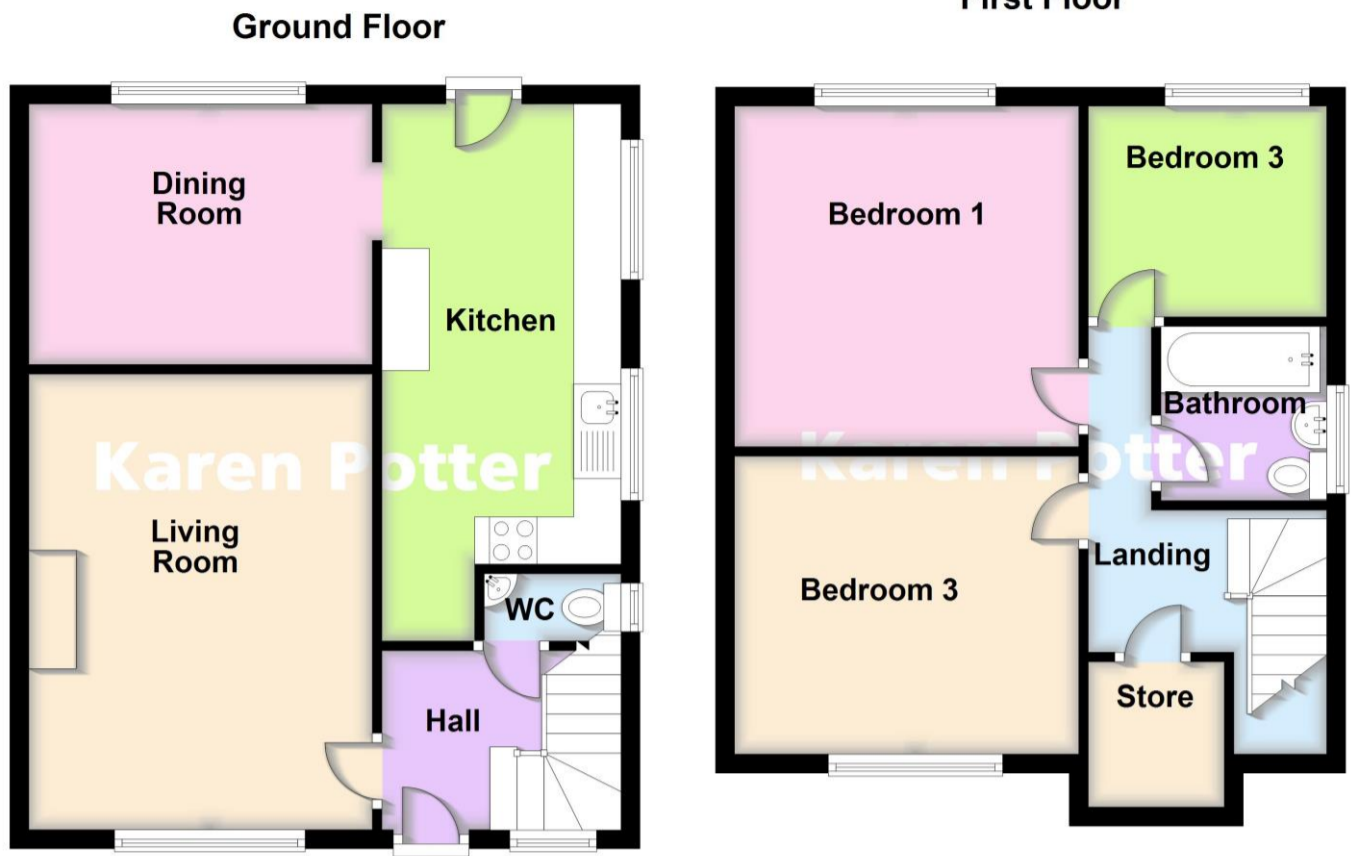
## Tenure

Freehold

## NB

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

© 2024 All Rights Reserved



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



5 Hill Street, Southport  
PR9 0NW

01704 500 008  
www.karenpotter.co.uk