



-  Semi Detached House
-  Four Bedrooms – One En-Suite
-  Modern Fitted Kitchen
-  Landscaped South Facing Garden
-  Cul De Sac Position
-  Inspection Highly Recommended

Price: £290,000 Subject to Contract

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





Forming part of a select cul de sac of only fourteen semi detached homes, this well presented, four bedroom house with landscaped, south facing rear garden must be viewed to be fully appreciated.

Constructed in 2004, the gas centrally heated and double glazed accommodation has been greatly improved by the current owners briefly comprising: Hall, Cloakroom/WC, Living Room, modern fitted Kitchen with integrated appliances and Dining Room to the ground floor. The principle Bedroom has an En-Suite Shower Room, with three further Bedrooms and a Family Bathroom completing the first floor.

Outside, a block paved driveway to the front provides off road parking whilst the landscaped rear garden is a particular feature, being south facing and arranged with paved patio areas, raised planters and gravel surrounds.

Ericson Drive is located off Linaker Street between the junctions of Duke Street and Banastre Road, well placed for accessing a number of local shops and schools.



Ground Floor:

Hall

Cloakroom/WC

Living Room - 4.32m x 3.84m (14'2" x 12'7")

Kitchen - 4.8m x 2.9m (15'9" x 9'6")

Dining Room - 4.42m x 2.29m (14'6" x 7'6")

Landing

First Floor:

Bedroom 1 - 3.2m x 2.79m overall (10'6" x 9'2")

En-Suite Shower Room - 2.79m x 0.94m (9'2" x 3'1")

Bedroom 2 - 2.97m x 2.57m (9'9" x 8'5")

Bedroom 3 - 4.42m x 2.29m (14'6" x 7'6")

Bedroom 4 - 2.72m plus door recess x 1.98m plus recess (8'11" x 6'6")

Bathroom - 2.13m x 1.93m (7'0" x 6'4")

Outside: A block paved driveway to the front provides off road parking whilst the landscaped rear garden is a particular feature, being south facing and arranged with paved patio areas, raised planters and gravel surrounds.

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/>

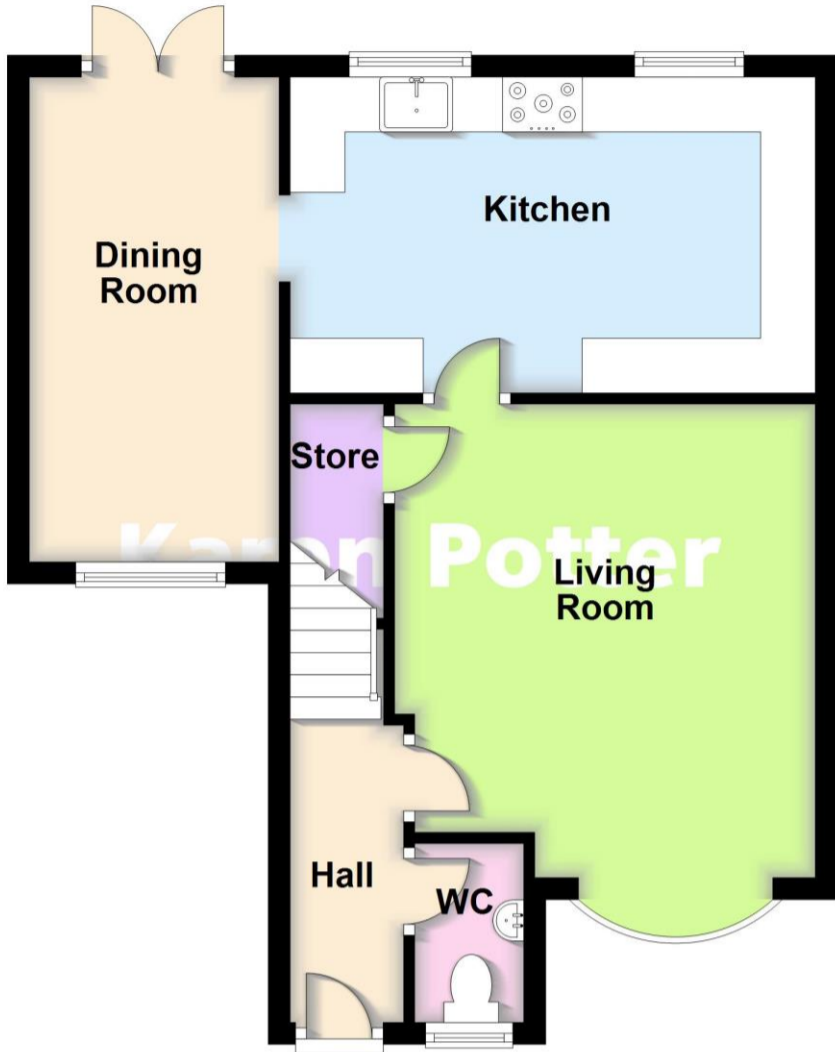
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

© 2024 All Rights Reserved

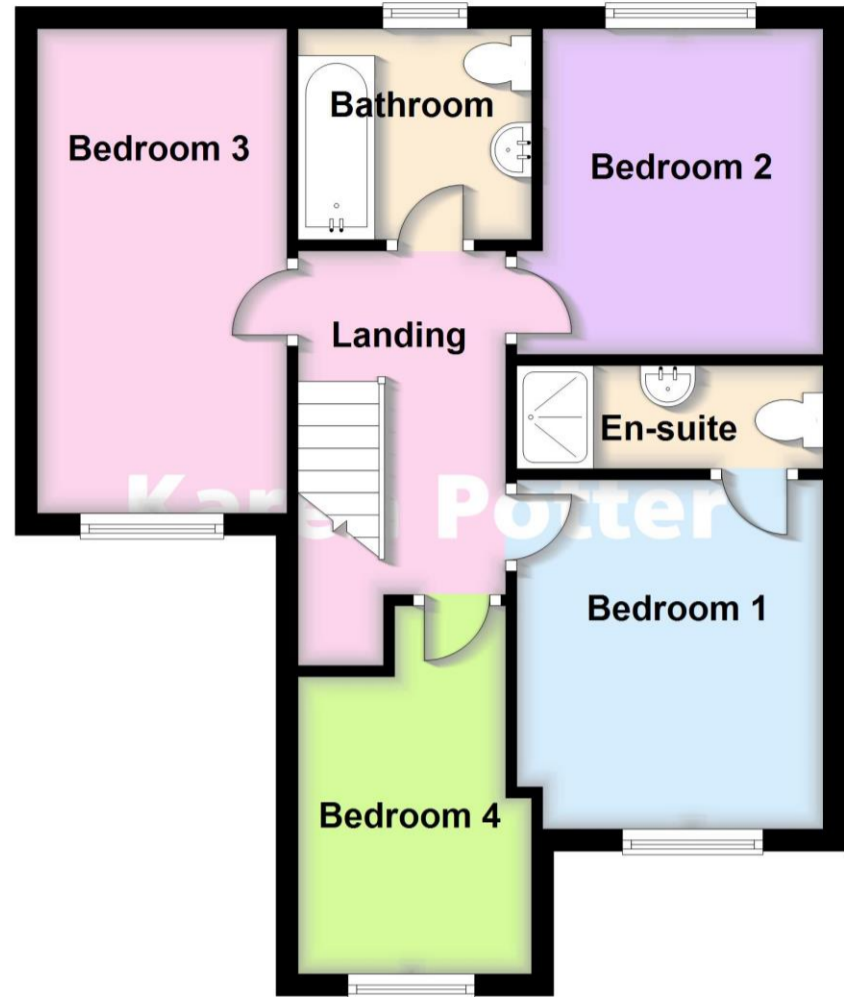
Ground Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.0 sq. feet)



Total area: approx. 97.3 sq. metres (1047.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk