



-  Semi Detached House
-  Two Bedrooms
-  Single Detached Garage

-  Parking
-  UPVC Double Glazing
-  Inspection Recommended

**Price: £179,950** Subject to Contract

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





An internal inspection is highly recommended of this beautifully presented, two bedroom semi detached house with private rear garden and detached garage, which is located in a popular residential area of Southport.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Living Room, Kitchen, with two Bedrooms and Bathroom on the first floor. Outside, there is a gravelled driveway for ease of maintenance, which incorporates a garden area with mature borders. To the rear there is a private garden, with patio area and detached single garage.

Folkestone Road is well placed for the shops and amenities of Kew, with public transport facilities to the town centre nearby on Town Lane.



## Ground Floor:

### Entrance Vestibule

**Living Room** - 5.78m x 3.65m (18'11" x 11'11")

**Kitchen** - 3.65m x 2.44m (11'11" x 8'0")

## First Floor:

**Bedroom 1** - 3.65m x 3.01m (11'11" x 9'10")

**Bedroom 2** - 3.65m x 2.52m (11'11" x 8'3")

**Bathroom** - 2.68m x 1.65m (8'9" x 5'4")

## Outside

Outside, there is a gravelled driveway for ease of maintenance, which incorporates a garden area with mature borders. To the rear there is a private garden, with patio area and detached single garage.

## Council Tax

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

## 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>

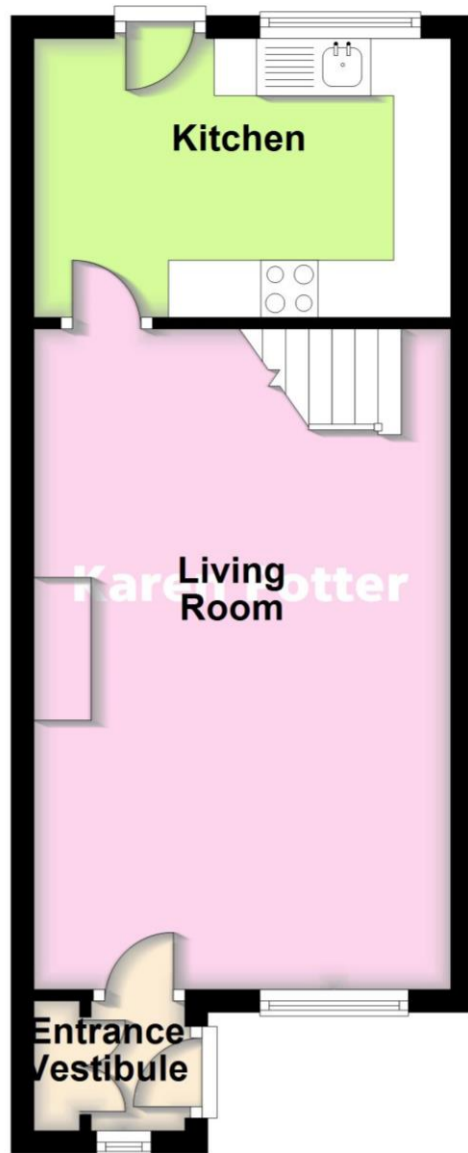
## NB

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

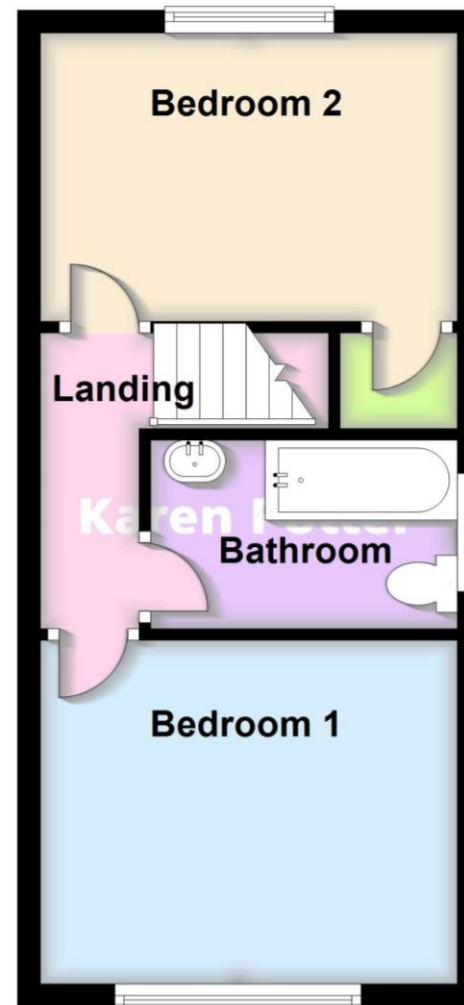
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**Ground Floor**  
Approx. 32.0 sq. metres (344.0 sq. feet)



**First Floor**  
Approx. 30.3 sq. metres (326.5 sq. feet)



Total area: approx. 62.3 sq. metres (670.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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.



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