



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms & Dining Area

-  Established Rear Garden
-  Garage & Parking
-  Inspection Recommended

Price: £260,000 Subject to Contract

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





An early inspection is recommended of this well planned, three bedroom semi detached family home with good size rear garden, located in a sought after residential area, offered for sale with no onward chain.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, WC, Living Room, Lounge, Dining Area and Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

Outside, there are gardens to the front and rear, the front being paved to provide off road parking with twin timber gates allowing access down the side of the house to the garage. The rear garden is a particular feature with paved patio leading to extensive, shaped lawn and well stocked, mature borders.

Cleveleys Road is a turning off Marshside Road, well placed for accessing the shops, schools and amenities of both Marshside and Churchtown.



Ground Floor:

Entrance Vestibule

Hall

WC

Living Room - 4.39m into bay x 3.68m (14'5" x 12'1")

Lounge - 3.56m x 3.48m (11'8" x 11'5")

Dining Area - 2.62m x 2.18m (8'7" x 7'2")

Kitchen - 2.97m x 2.84m (9'9" x 9'4")



First Floor:

Landing

Bedroom 1 - 4.39m into bay x 3.51m (14'5" x 11'6")

Bedroom 2 - 3.56m x 3.51m (11'8" x 11'6")

Bedroom 3 - 3.18m into bay x 2.16m (10'5" x 7'1")

Bathroom - 2.62m x 2.16m (8'7" x 7'1")

Outside: There are gardens to the front and rear, the front being paved to provide off road parking with twin timber gates allowing access down the side of the house to the garage. The rear garden is a particular feature with paved patio leading to extensive, shaped lawn 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: Leasehold - residue of 999 years from 1935 with a £3 annual ground rent

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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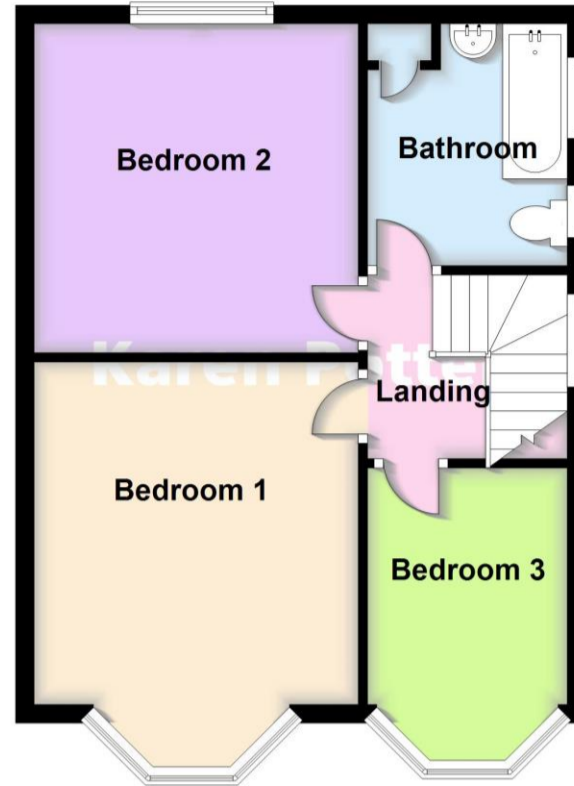
Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 94.8 sq. metres (1020.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(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.



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