



-  Extended Detached Family Home
-  Four Bedrooms – One En-Suite
-  Three Reception Rooms & Dining Kitchen

-  Corner Plot
-  Garage & Off Road Parking
-  Inspection Recommended

Price: £325,000 Subject to Contract

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





An early internal inspection is strongly recommended in order to appreciate the many attractive features this extended, detached house offers.

The gas centrally heated and double glazed accommodation is arranged across two floors and briefly comprises Entrance Vestibule, Hall, Cloakroom/WC, Front Living Room, fitted open plan Dining Kitchen, Utility Room, Lounge and Study to the ground floor. There are four Bedrooms (Bedroom One with En-Suite Shower Room) and Bathroom/WC to the first floor.

The house stands on a corner plot, the front with pedestrian gate, shaped lawn with established borders. A timber gate gives access to the side and rear garden, arranged with shaped lawn, mature borders, raised timber deck and paved patio. A garage measuring 5.54m (18ft 2in) x 2.74m (9ft 0in) is accessed via a driveway off Truro Avenue.

Millars Pace is located off Fylde Road where there are local shops and there are public transport facilities to the town centre. The many amenities of Churchtown Village are readily accessible together with a number of primary and secondary schools.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom/WC

Living Room - 4.83m x 3.99m (15'10" x 13'1")

Kitchen/Dining Room - 6.17m x 3.66m (20'3" x 12'0")

Utility Room - 2.36m x 1.47m (7'9" x 4'10")

Lounge - 3.81m x 3.71m (12'6" x 12'2")

Study - 2.36m x 2.24m (7'9" x 7'4")

First Floor:

Landing

Bedroom 1 - 4.19m x 3.23m (13'9" x 10'7")

En-Suite - 3.23m x 0.94m (10'7" x 3'1")

Bedroom 2 - 3.23m x 3.18m (10'7" x 10'5")

Bedroom 3 - 3.25m x 2.84m overall (10'8" x 9'4")

Bedroom 4 - 2.84m x 2.24m (9'4" x 7'4")

Bathroom - 1.88m x 1.85m (6'2" x 6'1")



Outside: The house stands on a corner plot, the front with pedestrian gate, shaped lawn with established borders. A timber gate gives access to the side and rear garden, arranged with shaped lawn, mature borders, raised timber deck and paved patio. A garage measuring 5.54m (18ft 2in) x 2.74m (9ft 0in) is accessed via a driveway off Truro Avenue.

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.

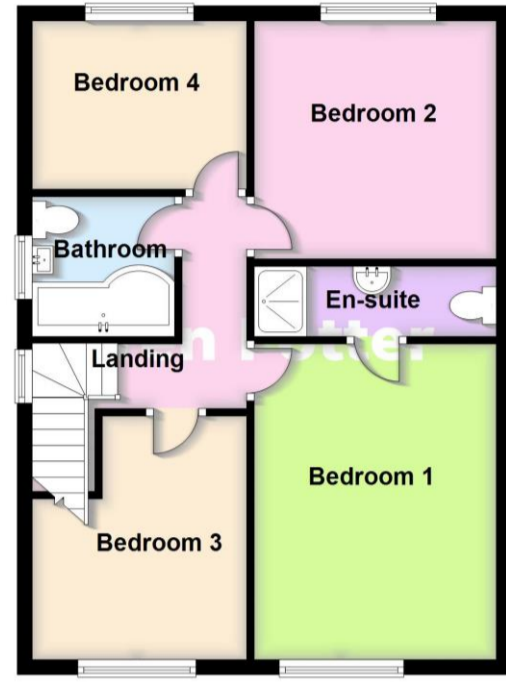
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Ground Floor
Approx. 80.1 sq. metres (861.9 sq. feet)



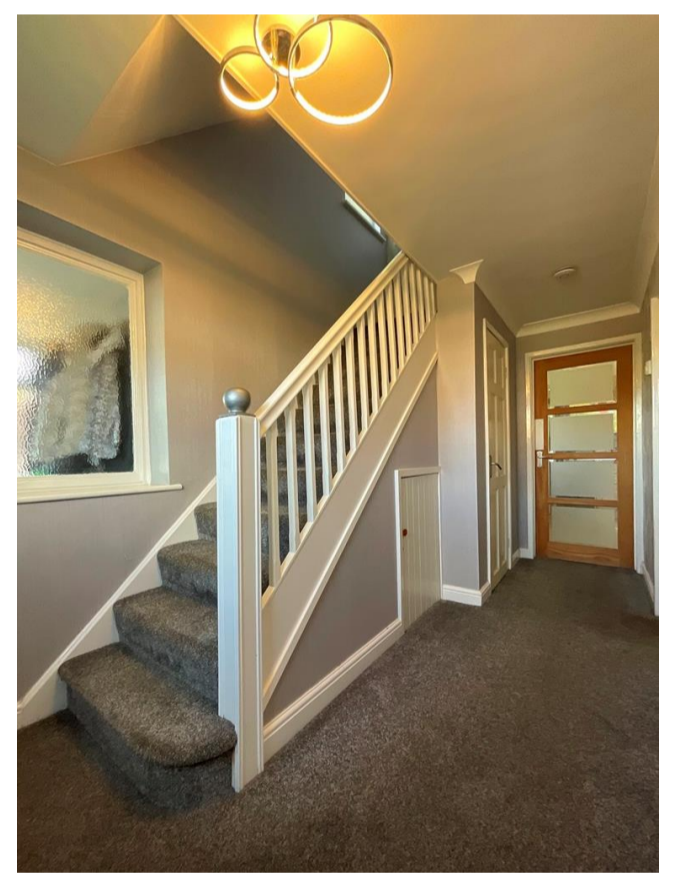
First Floor
Approx. 52.4 sq. metres (564.3 sq. feet)



Total area: approx. 132.5 sq. metres (1426.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk