



-  Semi Detached House
-  Recently Renovated
-  Two Double Bedrooms & Loft Room

-  Modern Kitchen & Bathroom
-  Courtyard Garden
-  No Chain

**Price: £160,000** Subject to Contract

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





This immaculate, semi detached house occupying a quiet cul de sac position in Birkdale has been much improved in recent times by the current owner and is offered for sale with no onward chain.

The gas centrally heated and double glazed accommodation has recently undergone a comprehensive programme of refurbishment to include carpets, redecoration, new kitchen and bathroom. To the ground floor there is a Hall, Living Room, Kitchen, Utility and Garden Room with two double Bedrooms and Bathroom to the first floor. A staircase from Bedroom 1 gives access to a spacious Loft Room.

Outside, there is off road parking for one small car to the front and a paved courtyard garden to the rear that is not overlooked.

Matlock Crescent is a cul de sac of only eight similar homes off Matlock Close, a turning off Upper Aughton Road. There are local shops and a number of schools within easy reach, with Birkdale village and Southport town centre a short drive away.



## Ground Floor:

### Hall

**Living Room** - 3.89m x 3.76m into bay (12'9" x 12'4")

**Kitchen** - 3.48m x 2.72m (11'5" x 8'11")

**Utility/WC** - 2.72m x 1.5m (8'11" x 4'11")

**Garden Room** - 3.48m x 1.22m (11'5" x 4'0")

## First Floor:

### Landing

**Bedroom 1** - 4.09m x 2.84m (13'5" x 9'4")

**Bedroom 2** - 3.66m x 2.67m (12'0" x 8'9")

**Bathroom** - 2.72m x 2.31m (8'11" x 7'7")

**Loft Room** - 5.08m x 3.51m (16'8" x 11'6")

**Outside:** There is off road parking for one small car to the front and a paved courtyard garden to the rear that is not overlooked.

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

**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>

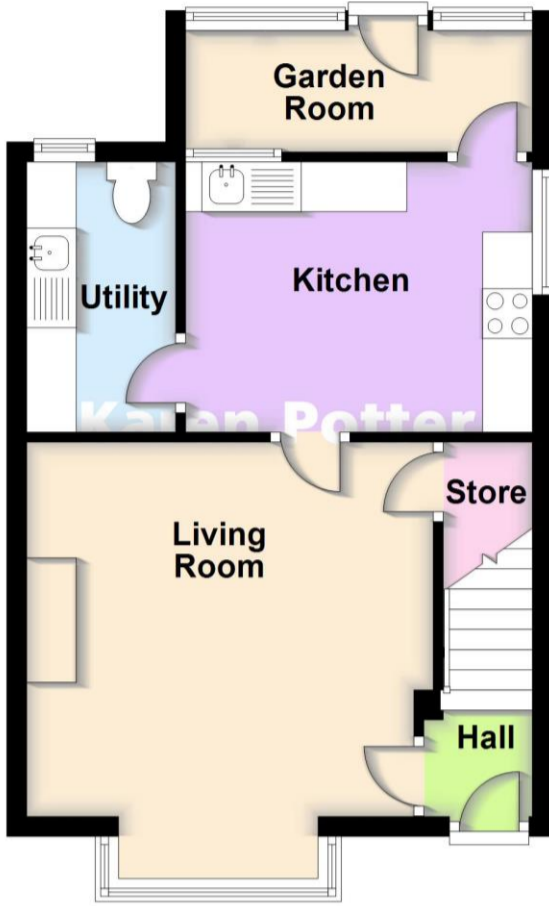
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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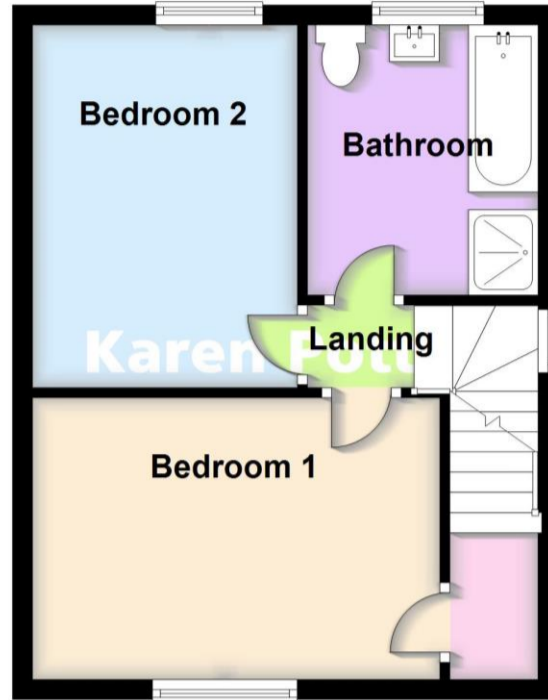
### Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



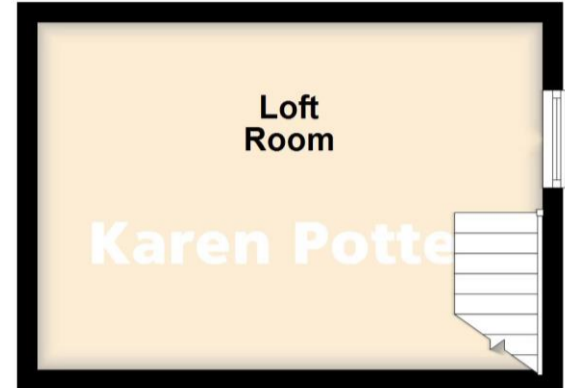
### First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



### Second Floor

Approx. 17.8 sq. metres (191.5 sq. feet)



Total area: approx. 89.2 sq. metres (960.6 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>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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