



-  Modern Town House
-  Three Bedrooms – One En-Suite
-  Fitted kitchen/Dining Room

-  Private Rear Garden
-  Cul De Sac Position
-  No Chain

**Price: £225,000** Subject to Contract

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





Offered for sale with no onward chain, an early inspection is recommended of this very well presented, modern mid townhouse, which is located within a popular residential area of Southport.

Recently redecorated throughout, the well planned property is installed with gas central heating and upvc double glazing, briefly comprising Hall, Cloakroom/WC, front Living Room and Dining Kitchen to the ground floor with three Bedrooms ( one with En-Suite Bathroom) and modern Bathroom to the first floor.

Outside, there are gardens to the front and rear, the front incorporating a driveway providing off road parking, the rear having paved patio, shaped lawn and timber garden store.

Dodworth Avenue is a turning off Haig Avenue where there are public transport facilities to the town centre. There are a number of primary and secondary schools within the vicinity and the railway station on the Southport/Manchester line. Local shops can be found at Haig Avenue and Bispham Road.



## Ground Floor:

### Hall

**Cloakroom/WC** - 1.57m x 0.91m (5'2" x 3'0")

**Living Room** - 4.9m x 3.58m (16'1" x 11'9")

**Fitted Kitchen/Dining Room** - 5.28m x 4.6m overall (17'4" x 15'1")

## First Floor:

### Landing

**Bedroom 1** - 4.6m x 3.33m (15'1" x 10'11")

**En-Suite Bathroom** - 2.9m x 1.85m (9'6" x 6'1")

**Bedroom 2** - 3.15m x 2.59m overall (10'4" x 8'6")

**Bedroom 3** - 2.84m x 2.18m (9'4" x 7'2")

**Bathroom** - 2.59m x 1.65m (8'6" x 5'5")

**Outside:** There are gardens to the front and rear, the front incorporating a driveway providing off road parking, the rear having paved patio, shaped lawn and timber garden store.

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

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

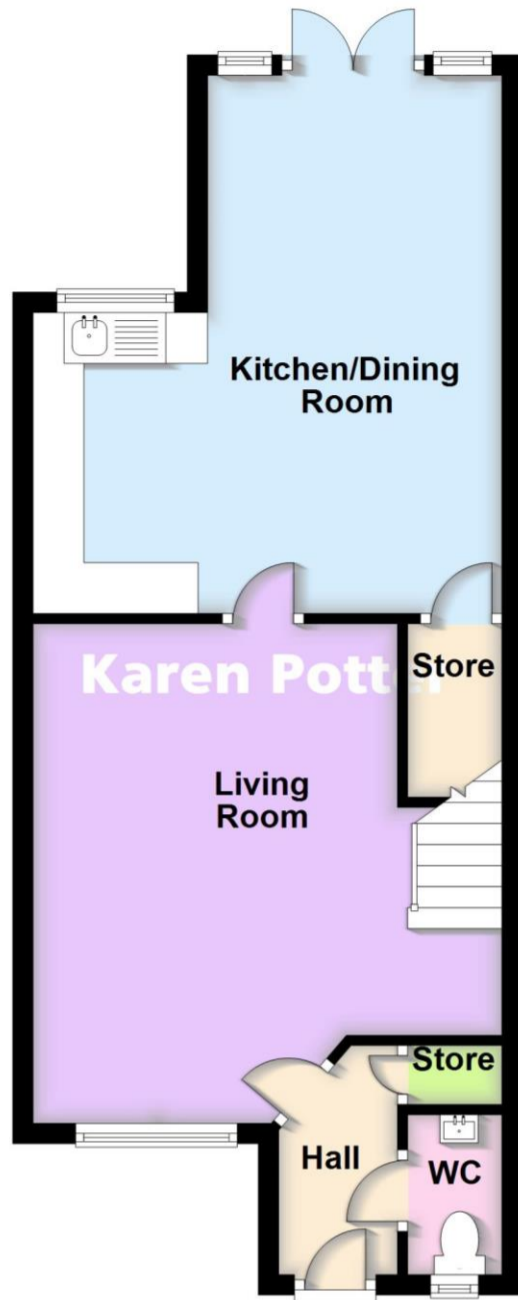
**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

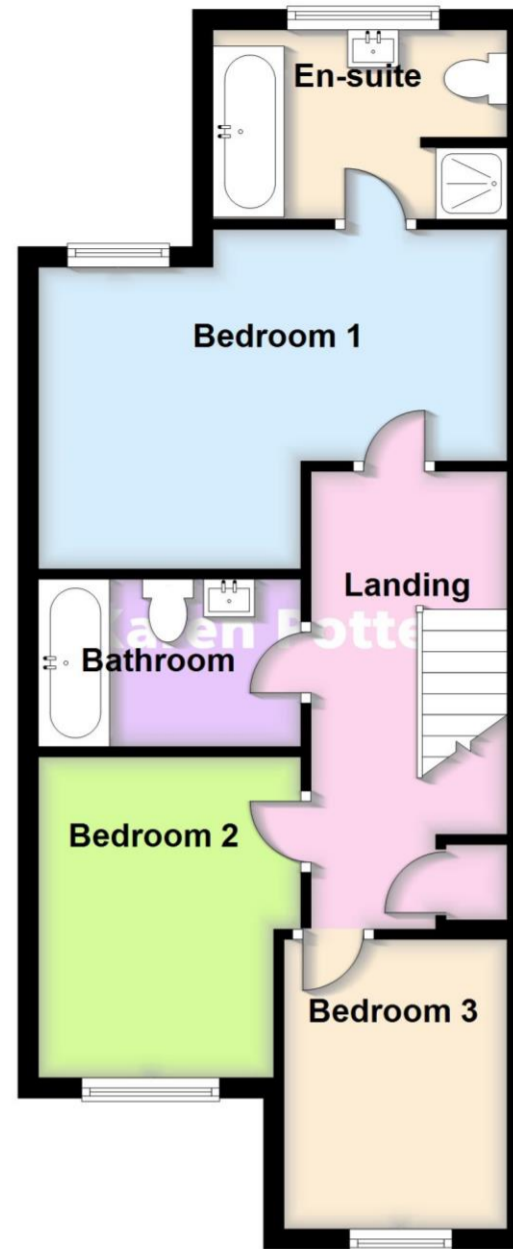
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**Ground Floor**  
Approx. 46.7 sq. metres (503.0 sq. feet)



**First Floor**  
Approx. 46.7 sq. metres (503.0 sq. feet)



Total area: approx. 93.5 sq. metres (1005.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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