









-  Newly Refurbished Semi-Detached House
-  Open plan to Newly Fitted Kitchen
-  Three Double Bedrooms - Loft Conversion with En Suite Shower Room
-  Open Views to Rear
-  Large Rear Garden & Off Road Parking
-  NO CHAIN

**Price: £250,000** Subject to Contract

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





NO CHAIN - An excellent opportunity to purchase a fully modernised semi-detached house which has been thoughtfully, extensively and newly renovated throughout. The renovation works include a new kitchen, bathroom, en suite shower room and fitted cloakroom/wc to the ground floor, extension to the rear, double glazing, central heating system, K-render, carpets and floor coverings, plastering and redecorated throughout, new doors, remodelled loft conversion and rewiring of the electrical installation.

The accommodation briefly comprises Entrance Vestibule, Hall, front Living Room, Dining Area open plan with fitted Kitchen (with oven, hob, cooker hood, fridge/freezer etc) and fitted Cloakroom/wc to the ground floor. To the first floor there are two double Bedrooms and Bathroom with the staircase extending to the second floor where the principal Bedroom and En Suite Shower Room are located, enjoying extensive views to the rear. Gas central heating and upvc double glazing are installed. The front provides off road parking and there is a large garden to the rear with large garden store and open view across farmland.



## GROUND FLOOR:

### Hall

**Front Living Room** - 4.27m x 3.89m (14'0" x 12'9") including bay and recess, feature wood burning stove.

**Dining Area** - 3.81m x 2.64m (12'6" x 8'8") with under stairs store and open plan to:-

**Fitted Kitchen** - 4.39m x 2.92m (14'5" x 9'7") with integrated fridge and freezer, hob, electric oven and pull out cooker hood.

### Fitted Cloakroom/wc

## FIRST FLOOR:

### Landing

with staircase to the second floor.

**Front Bedroom 2** - 3.63m x 3.07m (11'11" x 10'1")

**Rear Bedroom 3** - 3.05m x 2.62m (10'0" x 8'7")

**Bathroom** - 2.31m x 1.75m (7'7" x 5'9")

## SECOND FLOOR (loft conversion):

### Landing

**Rear Bedroom 1** - 4.7m x 3.07m (15'5" x 10'1") maximum and plus recess.

**En Suite Shower Room** - 2.21m x 0.89m (7'3" x 2'11")

## OUTSIDE:

The front provides a gravelled off-road parking area with a shared driveway to the side leading to a large rear garden planned with lawn area and a large garden store. The property has the benefit of an open view to the rear over farmland and beyond to Blackpool.

### Tenure: Freehold

### Council Tax:

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

### 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:

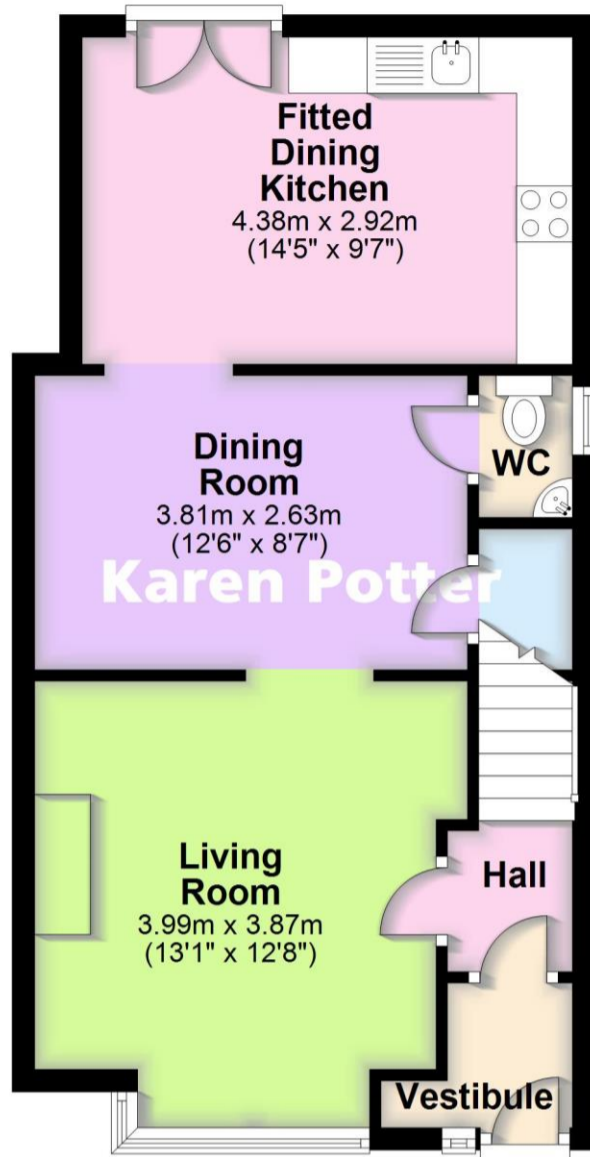
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2024 All Rights Reserved



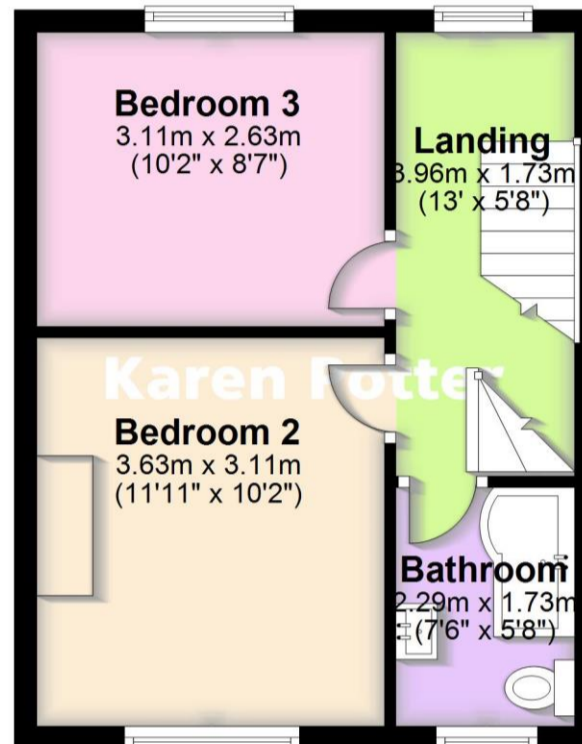
## Ground Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



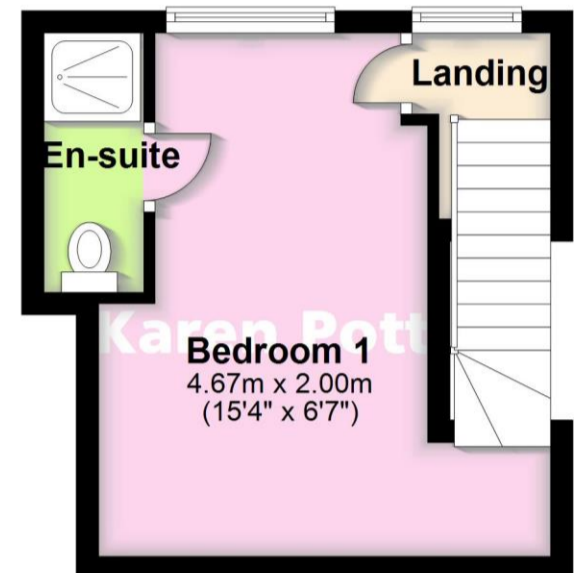
## First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



## Second Floor

Approx. 17.7 sq. metres (190.7 sq. feet)



Total area: approx. 94.0 sq. metres (1012.2 sq. feet)

**EPC AWAITED**

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