



-  Semi-Detached House
-  Two Reception Rooms
-  Double Glazing

-  Two Double Bedrooms
-  Gardens, Off Road Parking
-  New Roof

Price: Offers in excess of £190,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this stunning semi-detached house which will be of particular interest to first time buyers. The property has the benefit of a new roof in 2023; repointing works 2024 and a damp proof course to the front elevation, also 2024.

The well planned and beautifully presented accommodation briefly comprises Enclosed Vestibule, Hall, Front Lounge with double doors opening onto the Rear Living Room and open plan fitted Kitchen and Dining Room to the ground floor. To the first floor there are two double Bedrooms, a Bathroom with bath, separate shower and a separate wc. The kitchen has the benefit of a range of integrated appliances including a fridge/freezer; dishwasher; 5 burner gas hob; cooker hood and electric double oven. Gas central heating and double glazing are installed.

Outside there are gardens to the front and rear, the front incorporating off road parking, the enclosed rear garden planned for ease of maintenance.



GROUND FLOOR:

Enclosed Vestibule

Hall

Front Lounge - 3.63m x 3.28m (11'11" x 10'9") plus splay bay window to the front.

Rear Living Room - 3.81m x 3.58m (12'6" x 11'9")

Open Plan Kitchen & Dining Room - 6.5m x 2.41m (21'4" x 7'11") with a range of integrated appliances including fridge/freezer; dishwasher; electric double oven; five burner gas hob and cooker hood.

FIRST FLOOR:

Landing

Front Bedroom 1 - 4.75m x 3.33m (15'7" x 10'11")

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

Bathroom - 2.41m x 2.24m (7'11" x 7'4")

Separate wc

OUTSIDE:

There are gardens to the front and rear of the property, the front incorporating off road parking, the enclosed rear garden planned for ease of maintenance with paved area, flower borders and garden shed.

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. 49.5 sq. metres (532.9 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk