



-  Semi Detached House
-  Four Bedrooms
-  Conservatory

-  Modern Kitchen & Shower Room
-  Large Rear Garden
-  Inspection Highly Recommended

Price: Offers Over £260,000

Subject to Contract

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





Occupying a generous plot in a quiet cul de sac setting, this extended and very well presented semi detached family home must be viewed to be fully appreciated.

The gas centrally heated and double glazed property has undergone a programme of updating in recent years to include a rewire, new kitchen, shower room, conservatory, detached workshop, carpets and decoration.

Arranged over two floors, the well planned accommodation briefly comprises: Entrance Porch, Living Room, Lounge/Dining Room open to modern fitted Kitchen and Conservatory to the ground floor with four Bedrooms and Shower Room to the first floor.

The rear garden is a particular feature being a very good size, arranged with paved patio, extensive shaped lawn, well stocked mature borders, vegetable plot, greenhouse and detached workshop with power and light connected. Twin, wrought iron gates give access from Fylde Road to a paved driveway providing off road parking for a number of vehicles. With the access from Fylde Road, the rear garden, subject to obtaining the necessary consents, could have the potential to be developed as a building plot.

Ansdell Grove is a turning off Lytham Road, well placed for accessing a number of schools with local shops on Fylde Road and the amenities of Churchtown village readily accessible.



Ground Floor:

Porch

Living Room - 6.27m x 3.73m (20'7" x 12'3")

Lounge/Dining Room - 9.09m x 2.87m (29'10" x 9'5")

Conservatory - 2.46m x 2.31m (8'1" x 7'7")

Kitchen - 3.35m x 3.05m (11'0" x 10'0")

First Floor:

Landing

Bedroom 1 - 6.1m x 3.05m overall (20'0" x 10'0")

Bedroom 2 - 3.73m x 3.33m plus recess (12'3" x 10'11")

Bedroom 3 - 3.53m x 2.87m (11'7" x 9'5")

Bedroom 4 - 2.84m x 2.59m (9'4" x 8'6")

Shower Room - 2.64m x 1.73m (8'8" x 5'8")

Outside: The rear garden is a particular feature being a very good size, arranged with paved patio, extensive shaped lawn, well stocked mature borders, vegetable plot, greenhouse and detached workshop with power and light connected. Twin, wrought iron gates give access from Fylde Road to a paved driveway providing off road parking for a number of vehicles. With the access from Fylde Road, the rear garden, subject to obtaining the necessary consents, could have the potential to be developed as a building plot.

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. 68.0 sq. metres (732.3 sq. feet)



First Floor

Approx. 59.8 sq. metres (644.2 sq. feet)



Total area: approx. 127.9 sq. metres (1376.5 sq. feet)



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



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