



-  Extended Semi Detached House
-  Four Double Bedrooms
-  Three Reception Rooms

-  Garage & Parking
-  Low Maintenance Gardens
-  Inspection Recommended

**Price: £239,995** Subject to Contract

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





**No Chain** - An early inspection is highly recommended of this deceptively spacious, double fronted, semi detached family home situated in a popular residential area of Southport.

The extended, gas centrally heated and double glazed accommodation is arranged over two floors and briefly comprises: Porch, Hall, Living Room, Lounge, Family Room, Kitchen and WC to the ground floor with four double Bedrooms (Dressing Room off Bedroom 1) and Bathroom to the first floor.

Outside, the front provides off road parking for a number of vehicles with twin timber gates giving access to the detached garage and low maintenance, paved garden to the rear.

The property stands on Hart Street between the junctions of Larch Street and Poplar Street, well placed for accessing Meols Cop High School, KGV Sixth Form College, local shops and public transport facilities including the railway station on the Southport/Manchester line at Meols Cop.



## Ground Floor:

**Porch**

**Hall**

**Living Room** - 5.66m into bay x 3.35m (18'7" x 11'0")

**Lounge** - 4.34m x 3.86m (14'3" x 12'8")

**Family Room** - 3.86m x 3.61m (12'8" x 11'10")

**Kitchen** - 6.15m overall x 2.41m (20'2" x 7'11")

**WC**

## First Floor:

**Landing**

**Bedroom 1** - 3.86m x 3.66m (12'8" x 12'0")

**Dressing Room** - 1.57m x 0.99m (5'2" x 3'3")

**Bedroom 2** - 3.61m x 3m (11'10" x 9'10")

**Bedroom 3** - 3.35m x 2.69m (11'0" x 8'10")

**Bedroom 4** - 3.35m x 2.44m (11'0" x 8'0")

**Bathroom** - 3.73m x 2.41m (12'3" x 7'11")



**Outside:** The front provides off road parking for a number of vehicles with twin timber gates giving access to the detached garage and low maintenance, paved garden to the rear.

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

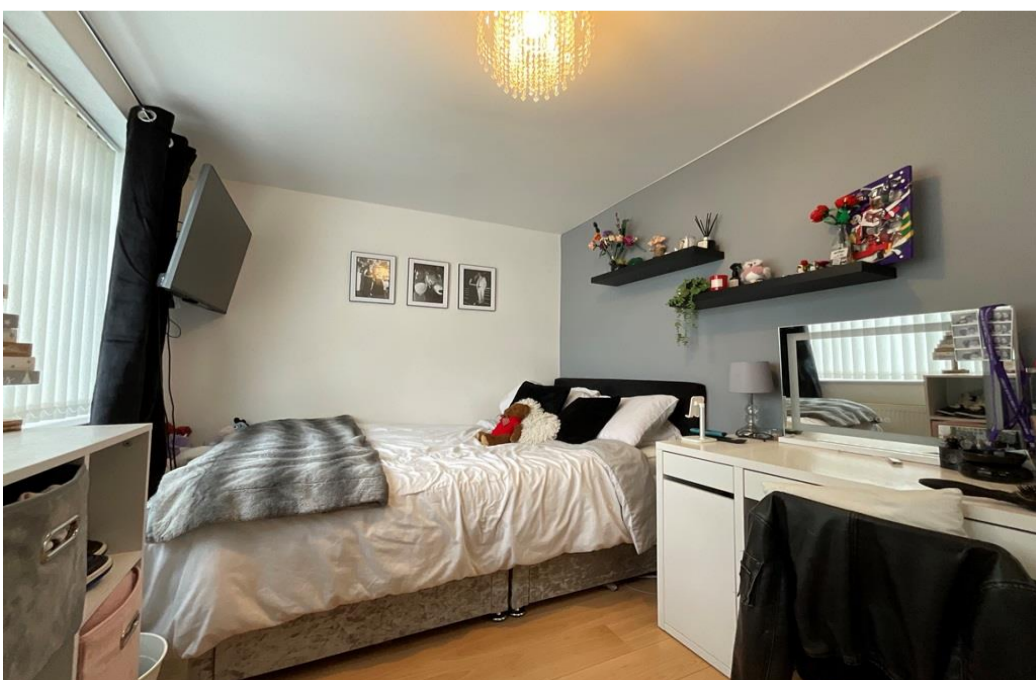
**Tenure:** Freehold

**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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Total area: approx. 133.9 sq. metres (1441.4 sq. feet)

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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