





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

-  Fitted Kitchen/Dining Room
-  Established Rear Garden
-  Parking & Garage

Price: £249,950 Subject to Contract

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





An early inspection is recommended of this extended and well presented semi-detached family house, located in a popular residential area within convenient distance of the many amenities of Churchtown Shopping Village.

The gas centrally heated and double glazed property briefly comprises: Entrance Vestibule, Hall, WC, Living Room, Lounge, Kitchen/Dining Room and Garden Room to the ground floor with three Bedrooms and family Bathroom to the first.

Outside, there are garden areas to the front and rear, the front paved to provide off road parking, the rear arranged with paved patio leading to shaped lawn with established borders and detached garage.

Mallee Crescent is well placed for the many amenities of Churchtown Shopping Village and the Botanic Gardens beyond. There are a number of primary and secondary schools within the vicinity and public transport facilities to the town centre.



Ground Floor:

Entrance Vestibule

Hall

WC

Living Room - 4.42m into bay x 3.96m (14'6" x 13'0")

Lounge - 3.63m x 3.51m (11'11" x 11'6")

Kitchen/Dining Room - 5.84m x 2.67m overall (19'2" x 8'9")

Garden Room - 3.25m x 3m (10'8" x 9'10")

First Floor:

Landing

Bedroom 1 - 4.47m x 3.51m (14'8" x 11'6")

Bedroom 2 - 3.63m x 3.51m (11'11" x 11'6")

Bedroom 3 - 2.46m x 2.41m (8'1" x 7'11")

Bathroom - 2.77m x 2.41m (9'1" x 7'11")

Outside: There are garden areas to the front and rear, the front paved to provide off road parking, the rear arranged with paved patio leading to shaped lawn with established borders and detached garage.

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

Tenure: Leasehold with a residue term of 999 years from 3.2.1930 with a fixed annual ground rent of £5

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>

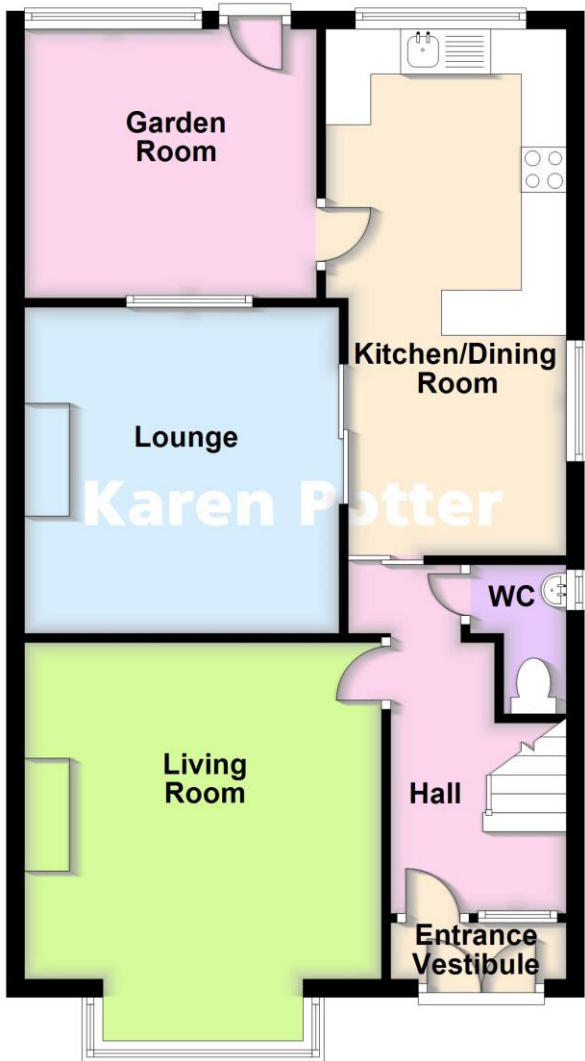
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved



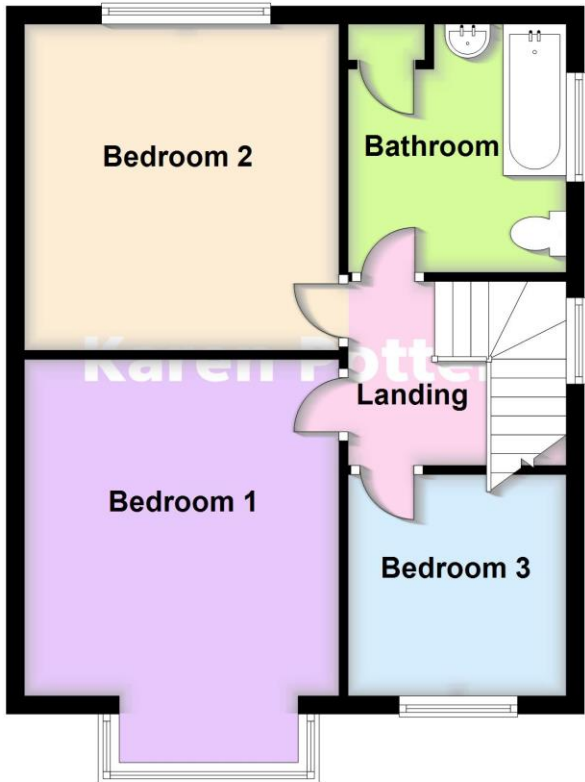
Ground Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.6 sq. feet)



Total area: approx. 109.7 sq. metres (1181.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(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.



Karen Potter
THE ESTATE AGENT

5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk