

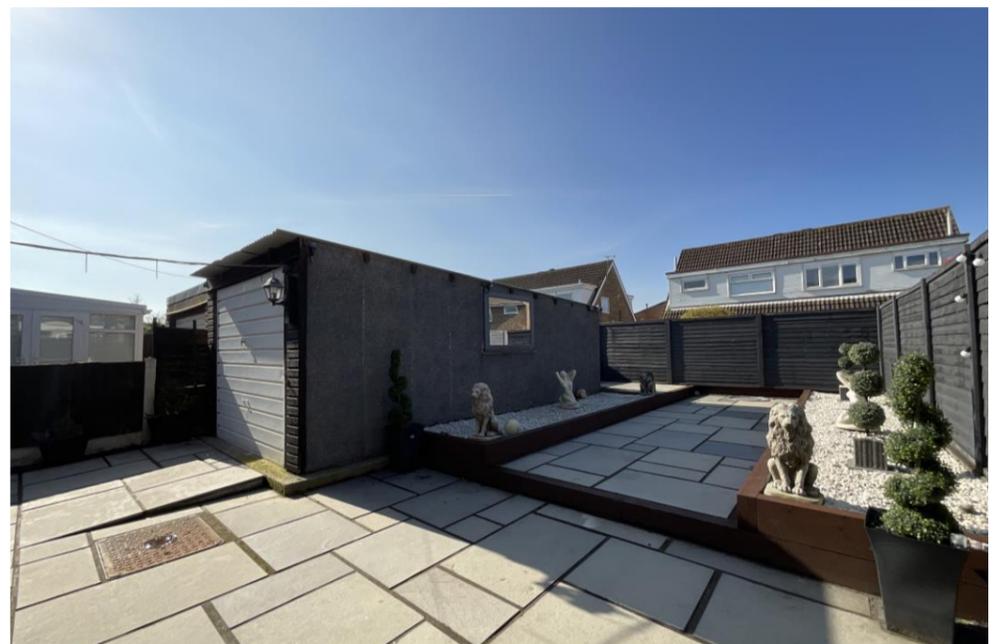


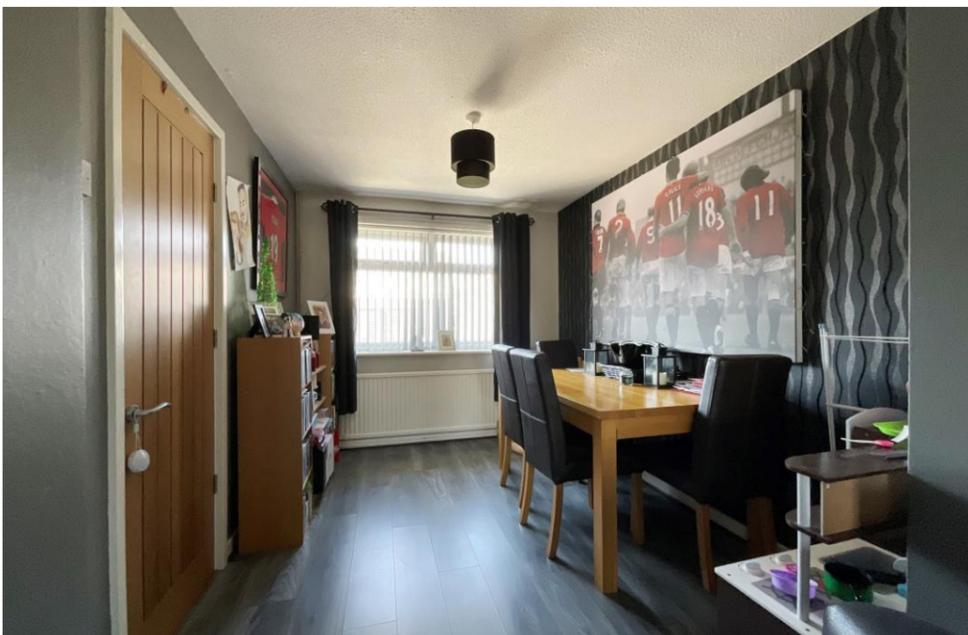
-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Parking
-  Garage
-  Inspection Recommended

**Price: £210,000** Subject to Contract

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





An opportunity to purchase a particularly well presented, modern semi-detached house which is located within a popular residential area, and offering attractively planned accommodation.

Installed with gas central heating and upvc double glazing, the accommodation briefly comprises Hall, Through Lounge/Dining Room and fitted Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

There are well maintained gardens to the front and rear, the front incorporating a driveway leading to a Garage to the rear. The rear garden has been landscaped to provide a contemporary feel, laid with artificial lawn established borders. Millars Pace is located off Fylde Road where there are local shops and public transport facilities to the town centre. The many amenities of Churchtown Village are readily accessible together with a number of primary and secondary schools.



Ground Floor:

Hall

Lounge 13' 7" x 12' 5" (4.14m x 3.78m)

Dining Room 10' 6" x 8' 3" (3.2m x 2.51m)

Kitchen 10' 4" x 7' 2" (3.15m x 2.18m)

First Floor:

Bedroom 1 15' 1" x 8' 6" (4.6m x 2.59m)

Bedroom 2 9' 4" x 9' 2" (2.84m x 2.79m)

Bedroom 3 6' 10" x 10' 2" (2.08m x 3.1m)

Bathroom 6' 1" x 5' 6" (1.85m x 1.68m)

Outside: There are well maintained gardens to the front and rear, the front incorporating a driveway leading to a Garage to the rear. The rear garden has been landscaped to provide a contemporary feel, laid with artificial lawn established borders.

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

Tenure:

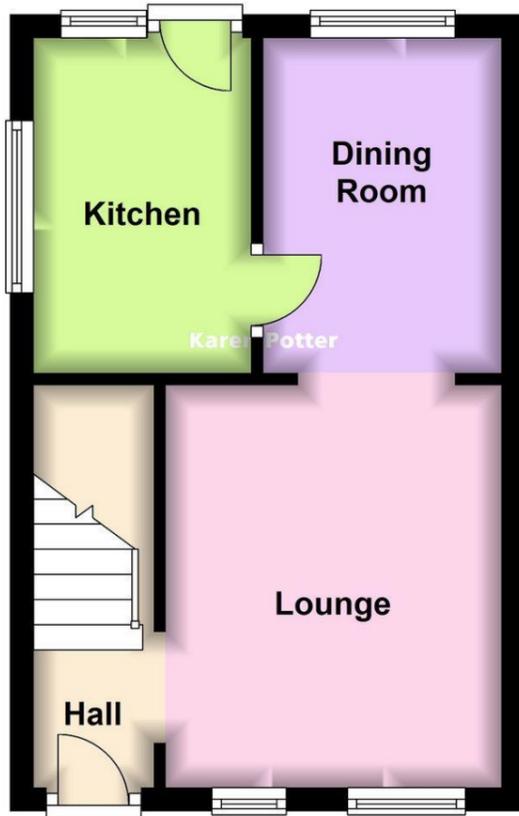
Mobile Phone Signal: Check signal strengths by clicking this link:  
<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:  
<https://labs.thinkbroadband.com/local/index.php>

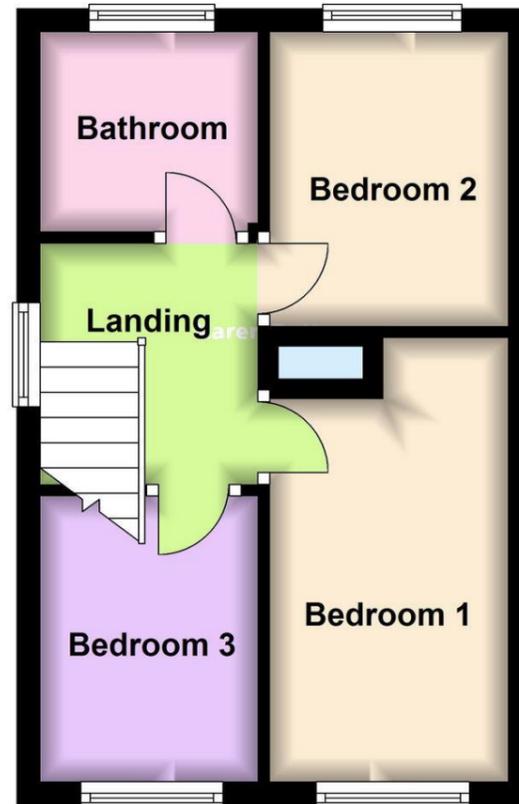
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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