



-  Detached Bungalow
-  Two Bedrooms
-  Conservatory and Spacious Living Room

-  Large Rear Garden
-  Parking for Multiple Vehicles
-  Inspection Recommended

Price: £275,000 Subject to Contract

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





Occupying a semi rural position, this well proportioned and well presented, detached bungalow with garage and good size rear garden, is not to be missed!

The gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, Kitchen, Shower Room, two Bedrooms and Conservatory.

Outside, the front is gravel laid for ease of maintenance with a large driveway with space for multiple cars. The driveway leads to a car port to the side of the property. The rear garden is a good size with paved patio leading to shaped lawn and established borders.

Pool Hey Lane is located off Southport Road where there are public transport facilities to Southport Town Centre and Ormskirk.



Ground Floor:

Hall

Living Room - 6.88m x 3.78m (22'6" x 12'4")

Kitchen - 4.78m x 3.2m (15'8" x 10'5")

Bedroom 1 - 3.96m x 3.12m (12'11" x 10'2")

Bedroom 2 - 3.45m x 3.28m (11'3" x 10'9")

Shower Room - 3.12m x 3m (10'2" x 9'10")

Conservatory - 3.38m x 3.73m (11'1" x 12'3")

Outside

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Council Tax

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

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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Total area: approx. 100.5 sq. metres (1081.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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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