



-  Substantial Semi Detached House
-  Five Bedrooms – Two En-Suite
-  Two Further Bathrooms

-  Three Receptions & Dining Kitchen
-  Low Maintenance Gardens
-  Inspection Recommended

**Price: £335,000** Subject to Contract

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





This deceptively spacious, semi detached house of the 'front doors together' style has been significantly extended & improved by the current owner and must be viewed to be fully appreciated.

Installed with gas central heating and upvc double glazed throughout, the substantial accommodation is arranged over three floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge, Breakfast Room, fitted Dining Kitchen with bi-folding doors to rear garden, Utility Room and Wet Room to the ground floor. A returning staircase leads up to the first floor providing three double Bedrooms (one with En-Suite Shower Room, a single Bedroom and Bathroom. A loft conversion provides a further Bedroom with En-Suite Shower Room.

Outside, the front is tarmacadam laid to provide off road parking for a number of cars, whilst the rear garden has a raised composite decked terrace with steps down to a paved patio, synthetic lawn and timber garden store.

Hartwood Road is located off Roe Lane/Manchester Road and is conveniently placed for access to the Town Centre and is in the catchment area for both Norwood and Holy Family primary schools.



## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 4.04m into bay x 3.96m (13'3" x 13'0")

**Lounge** - 3.56m x 3.43m (11'8" x 11'3")

**Breakfast Room** - 3.91m x 3.91m (12'10" x 12'10")

**Kitchen/Dining Room** - 5.21m x 3.91m (17'1" x 12'10")

**Utility Room** - 2.82m x 1.91m (9'3" x 6'3")

**Wet Room** - 2.67m x 2.34m (8'9" x 7'8")

## First Floor:

### Landing

**Bedroom 1** - 4.29m into bay x 4.22m plus recess (14'1" x 13'10")

### En-Suite

**Bedroom 2** - 3.66m x 3.43m (12'0" x 11'3")

**Bedroom 3** - 3m x 2.77m (9'10" x 9'1")

**Bedroom 4** - 3.23m x 2.24m plus recess (10'7" x 7'4")

**Bathroom** - 2.31m x 1.57m (7'7" x 5'2")

## Second Floor:

**Bedroom 5** - 4.78m overall x 3.73m (15'8" x 12'3")

### En-Suite

**Outside:** The front is tarmac laid to provide off road parking for a number of cars, whilst the rear garden has a raised composite decked terrace with steps down to a paved patio, synthetic lawn and timber garden store.

**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>

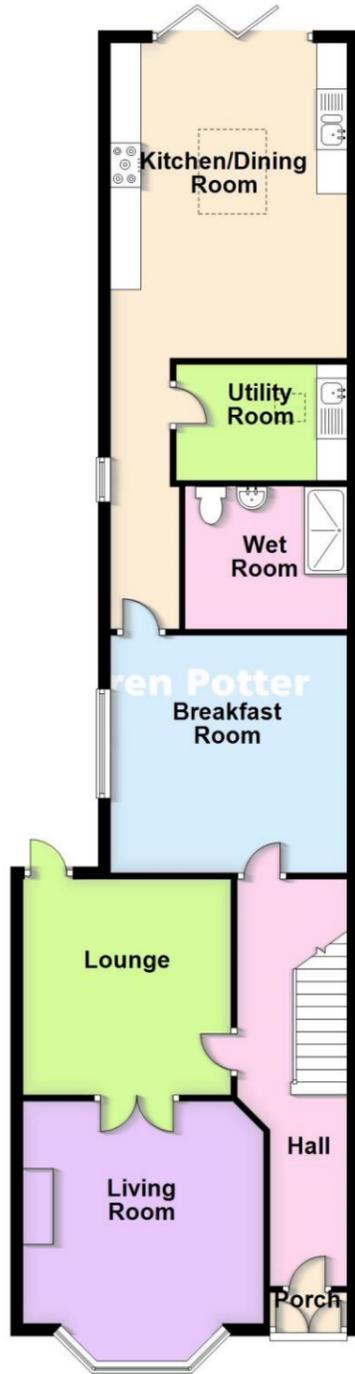
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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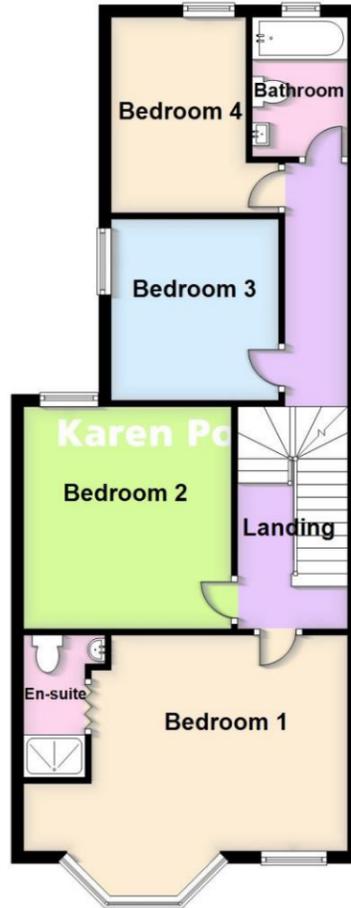
### Ground Floor

Approx. 93.3 sq. metres (1004.7 sq. feet)



### First Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



### Second Floor

Approx. 25.5 sq. metres (274.8 sq. feet)



Total area: approx. 183.5 sq. metres (1974.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(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.



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