




-  Semi Detached Family House
-  Two Storey Extension to Rear
-  Four Bedrooms

-  Ample Parking & Garage
-  Gardens
-  Great Location for Schools

Price: £235,000 Subject to Contract

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



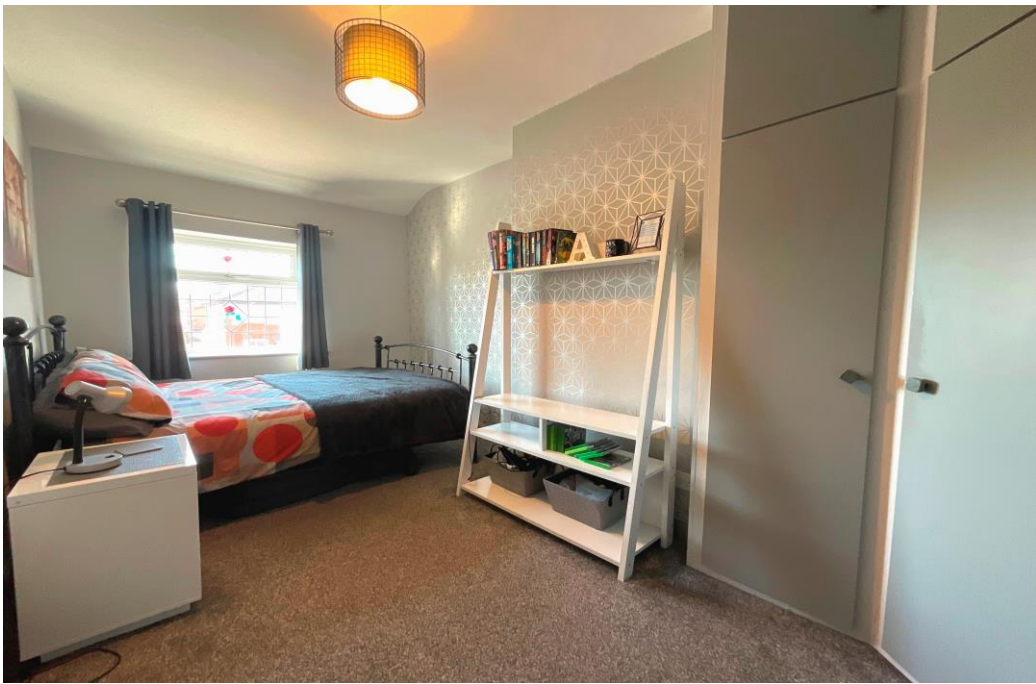


An excellent opportunity to purchase this extended semi-detached family house which has the benefit of a good size rear garden, off road parking and a Garage.

The property has a two-storey extension to the rear and offers accommodation comprising Hall, Front Living Room, rear Lounge/Dining Room and Kitchen to the ground floor with four Bedrooms and Bathroom to the first. Gas central heating and upvc double glazing are installed. The property was rewired in 2018 with a replacement boiler in 2021.

There are gardens to the front and rear of the property, the front incorporating a paved driveway providing off road parking and leading to a detached garage. The good size rear garden is planned for ease of maintenance.

Stafford Road is located off Grantham Road which, in turn runs between Shaftesbury Road and Guildford Road, convenient for access to local shops, public transport facilities and primary and secondary schools.



GROUND FLOOR:

Hall

Front Living Room - 4.57m x 3.23m (15'0" x 10'7") overall

Rear Lounge/ Dining Room - 6.27m x 3.35m (20'7" x 11'0")

Kitchen - 4.55m x 2.36m (14'11" x 7'9") plus door recess, under stairs storage cupboard.

FIRST FLOOR:

Landing

Front Bedroom 1 - 4.57m x 2.44m (15'0" x 8'0")

Rear Bedroom 2 - 3.35m x 3.1m (11'0" x 10'2") overall

Rear Bedroom 3 - 3.35m x 3m (11'0" x 9'10") overall

Side Bedroom 4 - 2.64m x 2.29m (8'8" x 7'6")

Bathroom - 3.96m x 1.63m (13'0" x 5'4") overall

OUTSIDE:

There are gardens to the front and rear of the property, the front incorporating a paved driveway providing off road parking and leading to a detached garage. The good size rear garden is planned for ease of maintenance.

Council Tax:

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

Tenure:

Freehold with a chief rent of £2.50 per year payable to Sefton Council.

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.

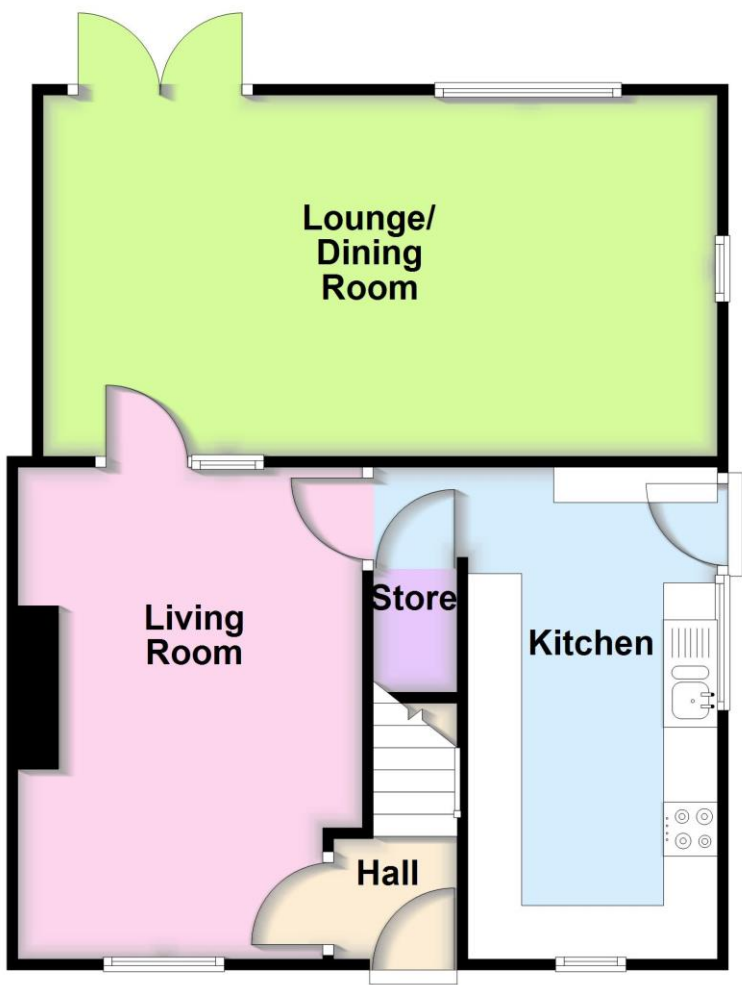
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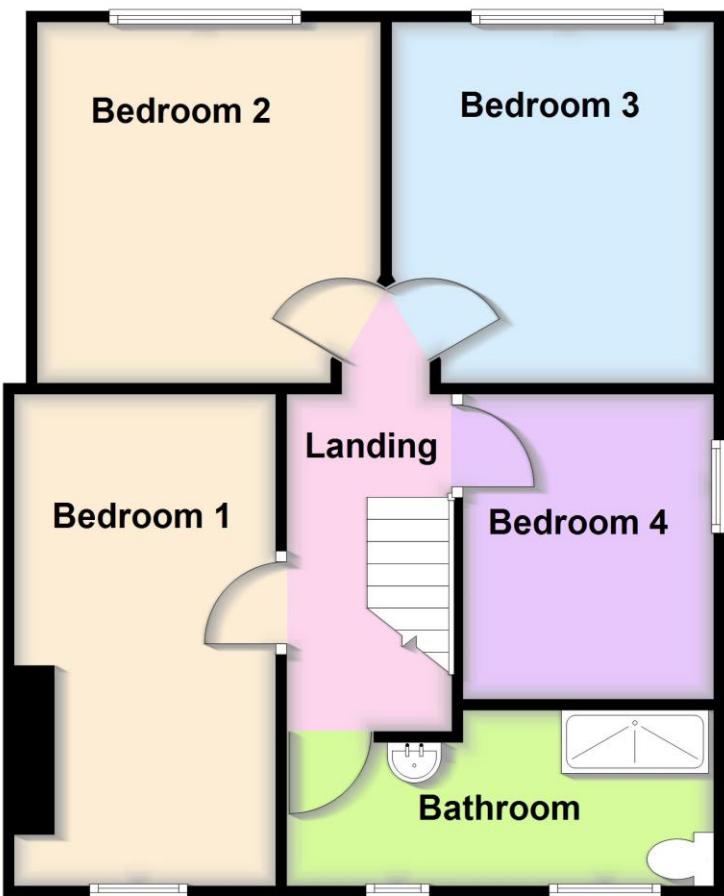
Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



Total area: approx. 102.4 sq. metres (1101.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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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