



-  Detached Family Home
-  Three Bedrooms
-  Good Size Rear Garden with Car Port & Storage Shed

-  Fitted Kitchen & Conservatory
-  Ideal for First Time Buyers
-  Off Road Parking

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

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





An excellent opportunity to purchase a detached family house which is located in a popular residential area of Southport.

The gas centrally heated and upvc double glazed property offers accommodation comprising Vestibule, Living Room with Dining Area and Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

There are gardens to the front and rear of the property, the front incorporating a paved driveway providing off road parking leading to a Car Port. To the rear of the property there is a good size garden with a patio area, shaped lawn and shed for storage.

Dodworth Avenue is situated off Haig Avenue where there are public transport facilities to the town centre. There are a number of primary and secondary schools within the vicinity and the railway station on the Southport/Manchester line. Local shops can be found at Haig Avenue and Bispham Road.



## Ground Floor

### Vestibule

**Living Room with Dining Area** - 7.37m x 4.44m (24'2" x 14'7") plus bay

**Kitchen** - 2.74m x 2.11m (9'0" x 6'11")

**Conservatory** - 3.25m x 2.34m (10'8" x 7'8")

## First Floor

### Landing

**Bedroom 1** - 3.96m x 2.54m (13'0" x 8'4")

**Bedroom 2** - 3.28m x 2.54m (10'9" x 8'4")

**Bedroom 3** - 2.49m x 1.8m (8'2" x 5'11")

**Bathroom** - 1.75m x 1.65m (5'9" x 5'5")

### OUTSIDE:

There are gardens to the front and rear of the property, the front incorporating a paved driveway providing off road parking leading to a Car Port. To the rear of the property there is a good size garden with a patio area, shaped lawn and shed for storage.

### 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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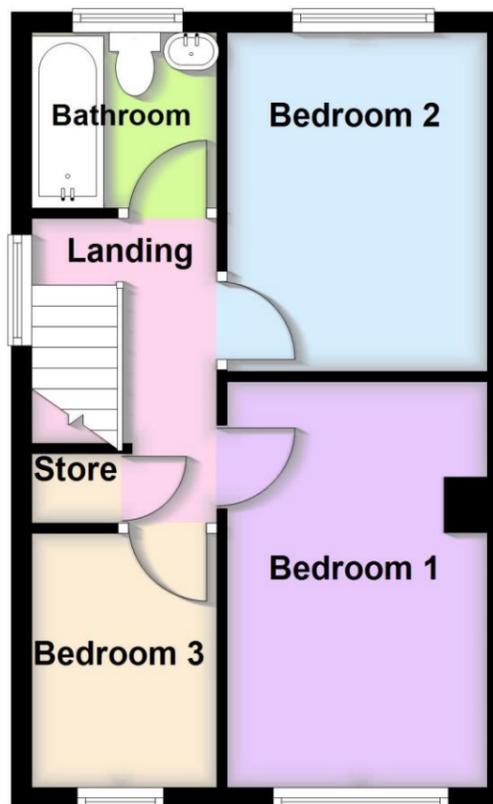
### Ground Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



### First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 73.5 sq. metres (791.4 sq. feet)

**EPC  
AWAITED**

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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