



-  Semi Detached House
-  'Front Doors Together' Style
-  Two Bedrooms

-  Two Reception Rooms
-  Large Rear Garden
-  No Chain

**Price: £175,000**    Subject to Contract

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







An early inspection is recommended of this very well presented, two double bedroom semi detached house of the "front doors together" style, offering well planned accommodation and a large rear garden, with no onward chain.

Installed with gas central heating and upvc double glazing, the accommodation briefly comprises: Hall, front Living Room, Dining Room and Kitchen with under stairs store to the ground floor with two double Bedrooms and modern Shower Room to the first.

Outside, the front is paved to provide ample off road parking, whilst the rear garden is a particular feature, arranged with paved patio, Outhouse, shaped lawn and well stocked, established borders.

Old Park Lane is located off Bispham Road where there are local shops and public transport facilities to the town centre. The many amenities of Churchtown Shopping Village are readily accessible, together with a number of schools and the railway station at Meols Cop on the Southport/Manchester line.





## Ground Floor

### Porch

### Hall

**Living Room** - 3.63m x 3.02m (11'10" x 9'10") overall

**Dining Room** - 3.94m x 3.76m (12'11" x 12'4") overall

**Kitchen** - 4.83m x 2.08m (15'10" x 6'9") with store

## First Floor

### Landing

**Bedroom 1** - 4.6m x 3.07m (15'1" x 10'0")

**Bedroom 2** - 3.94m x 3.02m (12'11" x 9'10")

**Shower Room** - 2.39m x 2.03m (7'10" x 6'7")



**Outside:** Outside, the front is paved to provide ample off road parking, whilst the rear garden is a particular feature, arranged with paved patio, Outhouse, shaped lawn and well stocked, established borders.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in band (B)

**Tenure:** Leasehold for the residue term of 999 years from 1st November 1962 subject to a ground rent of £5.50 per annum.

**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.

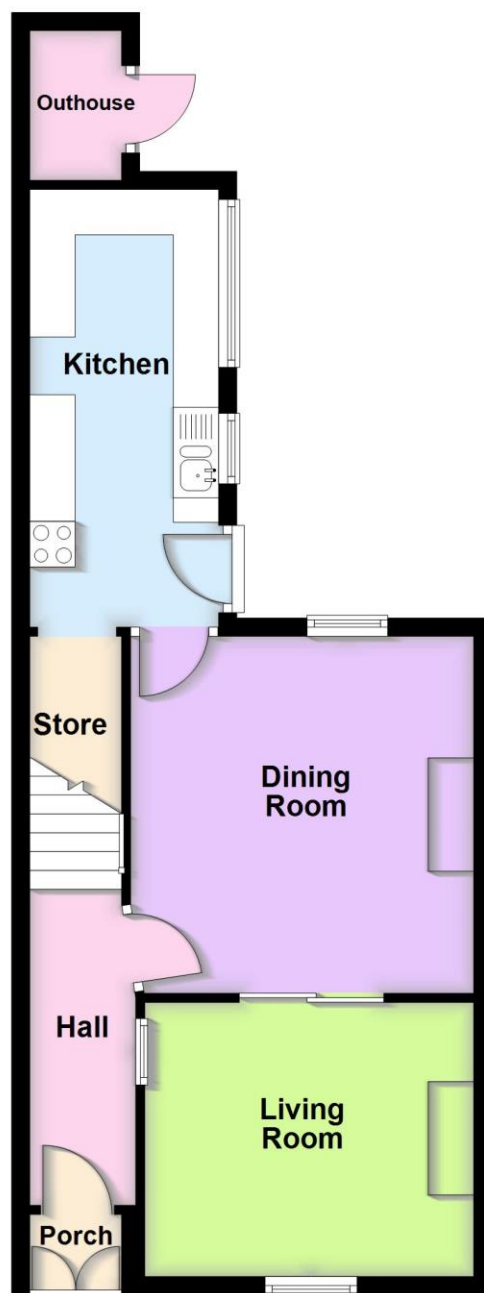
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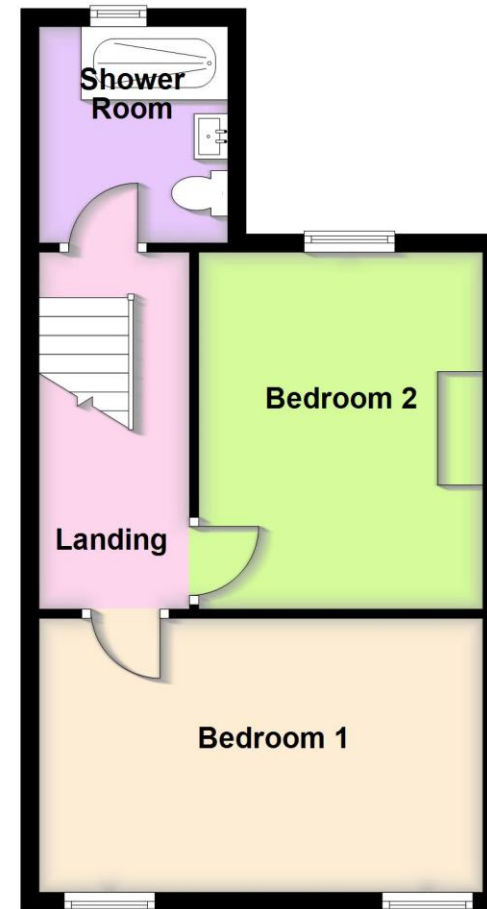
### Ground Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 84.6 sq. metres (910.9 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>		80
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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