



-  Semi Detached House
-  Three Bedrooms
-  Spacious Front Living Room

-  Open Plan Dining Kitchen
-  Ideal for First Time Buyers
-  No Chain

Price: £185,000 Subject to Contract

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





NO CHAIN - IDEAL FOR FIRST TIME BUYERS - An excellent opportunity to purchase a well proportioned semi detached house. Great location for local shops, schools and the railway station on the Southport/Manchester line at Meols Cop.

The property offers accommodation comprising Entrance Vestibule, Hall, spacious Front Living Room and Open Plan Dining Kitchen with under stair Store Cupboard to the ground floor with three Bedrooms and Bathroom to the first. Gas central heating and upvc double glazing are installed.

Outside, there are gates and a paved garden area to the front with access to the side leading to the rear paved garden incorporating mature borders and bushes, ideal for ease of maintenance.

Devonshire Road is located off Old Park Lane, conveniently placed for access to local shops at Bisham Road. There are a number of schools within the vicinity together with Meols Cop railway station on the Southport/Manchester line.



Ground Floor:

Vestibule

Living Room - 4.83m x 4.42m (15'10" x 14'6") maximum plus bay

Open Plan Dining Kitchen - 4.44m x 2.97m (14'7" x 9'9") with store cupboard

First Floor:

Landing

Bedroom 1 - 4.27m x 2.44m (14'0" x 8'0")

Bedroom 2 - 3.51m x 2.44m (11'6" x 8'0")

Bedroom 3 - 2.21m x 1.85m (7'3" x 6'1") to bulk head cupboard plus door recess

Bathroom - 2.11m x 1.88m (6'11" x 6'2")

Outside: There are gates and a paved garden area to the front with access to the side leading to the rear paved garden incorporating mature borders and bushes, ideal 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

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>

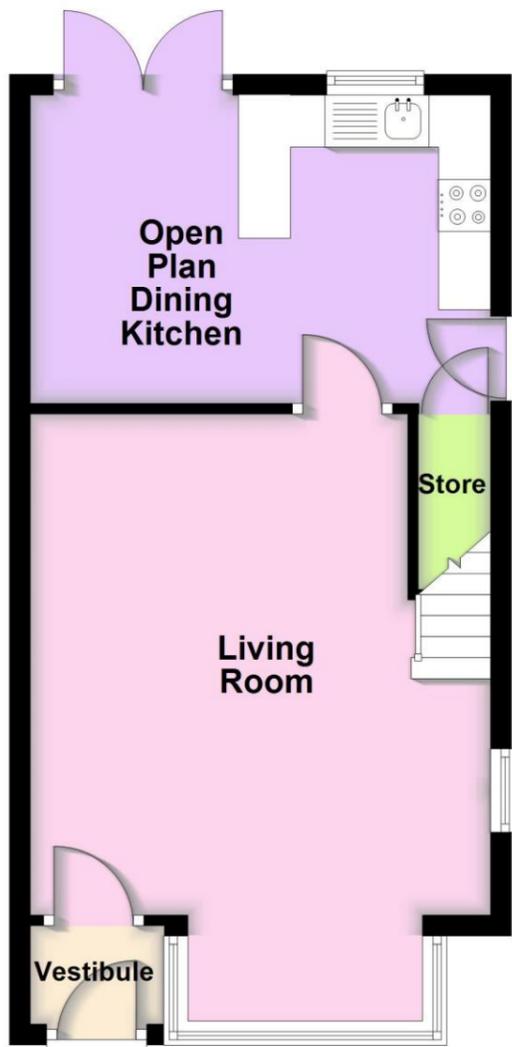
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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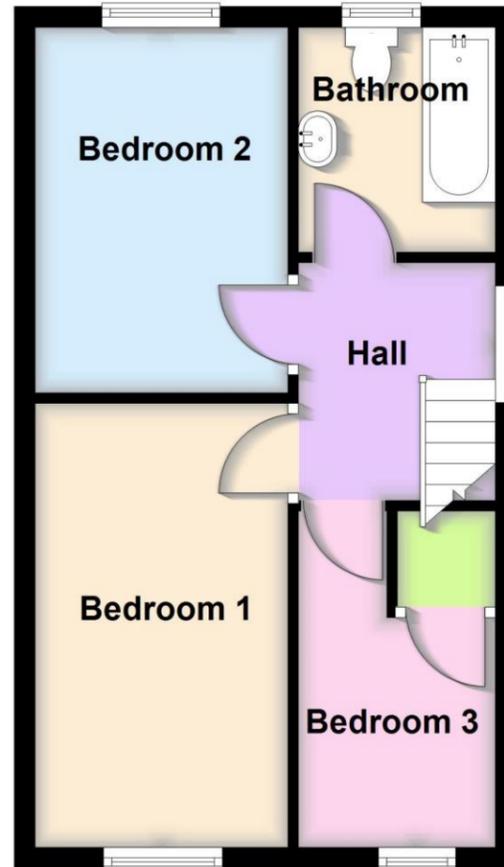
Ground Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 72.0 sq. metres (774.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	70	
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk