



-  Extended Semi Detached House
-  Accommodation Over Three Floors
-  Four Bedrooms

-  Two Bathrooms
-  Parking, Car Port & Garage
-  Good Size Rear Garden

Price: £360,000 Subject to Contract

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





An early inspection is highly recommended of this very well presented family home, extended and improved by the current owners to provide, deceptively spacious accommodation in a much sought after residential area of Churchtown.

The gas centrally heated and double glazed living space is arranged over three floors and briefly comprises: Entrance Vestibule, Hall, Cloaks/WC, Dining Room and open plan Living Room to modern fitted Kitchen on the ground floor. Two double Bedrooms, a single Bedroom and Family Bathroom are on the first floor with a loft conversion providing a further double Bedroom and Shower Room.

Outside, the front is paved to provide off road parking for a number of cars with twin, timber gates allowing access down the side of the house to the car port and detached, brick built garage. The rear garden is a particular feature, being a very good size, arranged with paved patio, extensive shaped lawn with well stocked mature borders and timber gazebo.

Highfield Road is located between Balmoral Drive and Lexton Drive and occupies a particularly convenient location close to the many amenities of Churchtown Village together with a number of highly regarded local schools. The Botanic Gardens are also readily accessible, together with public transport facilities to the Town Centre.



Ground Floor:

Entrance Vestibule

Hall

Dining Room - 3.45m plus bay x 3.43m (11'4" x 11'3")

Open Plan Kitchen to Living Room - 6.35m overall x 5.46m overall (20'10" x 17'11")

WC

First Floor:

Landing

Bedroom 1 - 3.51m plus bay x 3.43m (11'6" x 11'3")

Bedroom 2 - 4.06m x 3.43m (13'4" x 11'3")

Bedroom 3 - 2.54m x 2.03m (8'4" x 6'8")

Bathroom - 2.74m x 2.01m (9'0" x 6'7")

Second Floor:

Bedroom 4 - 3.81m x 3.35m plus recess (12'6" x 11'0")

Shower Room - 1.96m x 2.44m (6'5" x 8'0")

Outside: The front is paved to provide off road parking for a number of cars with twin, timber gates allowing access down the side of the house to the car port and detached, brick built garage. The rear garden is a particular feature, being a very good size, arranged with paved patio, extensive shaped lawn with well stocked mature borders and timber gazebo.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

Tenure: Freehold

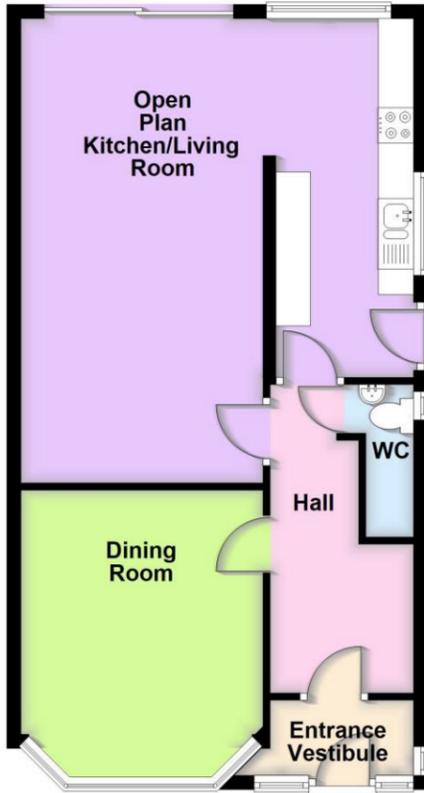
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

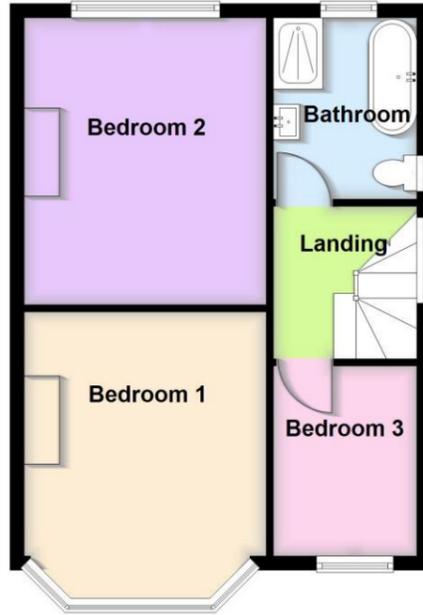
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved

Ground Floor
Approx. 57.1 sq. metres (614.4 sq. feet)



First Floor
Approx. 42.9 sq. metres (462.3 sq. feet)



Second Floor
Approx. 21.2 sq. metres (227.9 sq. feet)



Total area: approx. 121.2 sq. metres (1304.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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