






-  Semi Detached House
-  Three Double Bedrooms
-  Fitted Dining Kitchen
-  NO CHAIN
-  Ample Off Road Parking
-  Large Gardens with Sunny Aspect

**Price: £289,950** Subject to Contract

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







NO CHAIN - An excellent opportunity to purchase this spacious, three double bedroom semi detached family house with the many amenities of Southport town centre and Birkdale village readily accessible.

The property offers well planned and spacious accommodation comprising Entrance Vestibule, Hall, WC, Living Room, Dining Room and Dining Kitchen to the ground floor with three double Bedrooms and Bathroom to the first. Gas central heating and upvc double glazing are installed.

Outside, there is a paved driveway to the front providing off road parking. To the rear there is an established, good size rear garden with a sunny aspect incorporating a patio area, shaped lawn and brick built storage shed. The property has the benefit of not being overlooked to either the front or the rear.

The property stands on Duke Street between the junctions of Birch Street and Cemetery Road, with the amenities of Southport town centre and Birkdale village readily accessible, including the railway station on the Southport/Liverpool commuter line. Local schools are also within the vicinity.





## Ground Floor:

**Entrance Vestibule**

**Hall**

**WC** - 1.02m x 0.61m (3'4" x 2'0")

**Front Living Room** - 4.11m x 3.94m (13'6" x 12'11") plus bay

**Rear Dining Room** - 3.94m x 3.66m (12'11" x 12'0")

**Dining Kitchen** - 6.25m x 3.63m (20'6" x 11'11")

## First Floor:

**Landing**

**Bedroom 1** - 5.41m x 3.91m (17'9" x 12'10")

**Bedroom 2** - 3.94m x 3.68m (12'11" x 12'1")

**Bedroom 3** - 3.66m x 2.67m (12'0" x 8'9")

**Bathroom** - 3.56m x 2.44m (11'8" x 8'0")

**Outside:** There is a paved driveway to the front providing off road parking. To the rear there is an established, good size rear garden with a sunny aspect incorporating a patio area, shaped lawn and brick built storage shed.

**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.

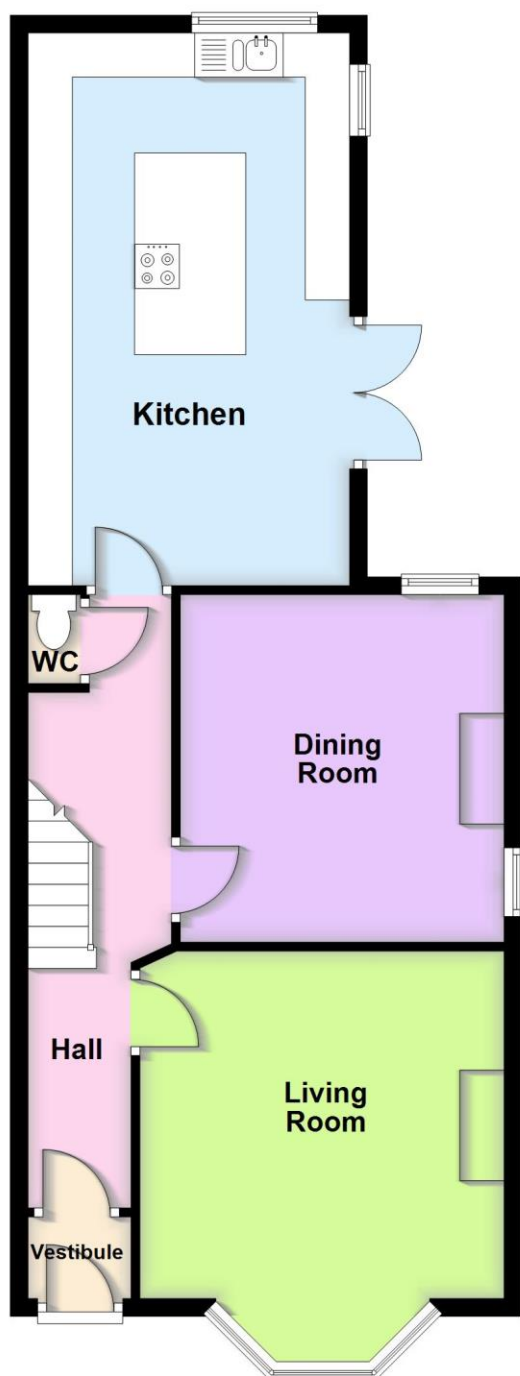
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**Ground Floor**  
Approx. 66.3 sq. metres (713.1 sq. feet)



**First Floor**  
Approx. 65.7 sq. metres (707.5 sq. feet)



Total area: approx. 132.0 sq. metres (1420.6 sq. feet)

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