



-  Semi Detached House
-  Four Bedrooms
-  In Need Of Full Modernisation

-  Parking & Garden
-  No Chain
-  Excellent Potential

Offers in the region of £225,000

Subject to Contract

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





Offered for sale with no onward chain, this four bedroom semi detached family home of the 'front doors together' style is very well placed for accessing local shops and a number of very well regarded schools.

The partly double glazed and gas centrally heated accommodation requires a comprehensive programme of modernisation and briefly comprises: Entrance Vestibule, Hall with WC off, Living Room, Dining Room, Kitchen open to Breakfast Area and Lean To to the ground floor with four Bedrooms and Bathroom to the first.

Outside, twin gates give access to a paved frontage for off road parking whilst the rear garden is a good size, though is currently overgrown and requires clearing.

Forest Road forms part of a popular residential area providing convenient access to local schools together with King George V 6th form college. Public transport facilities to the town centre are also readily accessible.



Ground Floor:

Entrance Vestibule

Hall

WC

Living Room - 4.78m into bay x 3.96m (15'8" x 13'0")

Dining Room - 3.71m x 3.48m (12'2" x 11'5")

Kitchen - 3.78m x 3.76m (12'5" x 12'4")

Breakfast Area - 3.76m x 2.59m (12'4" x 8'6")

Lean To - 3.1m x 3.07m (10'2" x 10'1")

First Floor:

Landing

Bedroom 1 - 4.06m x 3.53m (13'4" x 11'7")

Bedroom 2 - 3.71m x 3.53m (12'2" x 11'7")

Bedroom 3 - 3.78m x 1.5m overall (12'5" x 4'11")

Bedroom 4 - 3m x 1.78m (9'10" x 5'10")

Bathroom - 2.72m x 2.16m (8'11" x 7'1")



Outside: Twin gates give access to a paved frontage for off road parking whilst the rear garden is a good size, though is currently overgrown and requires clearing.

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/>

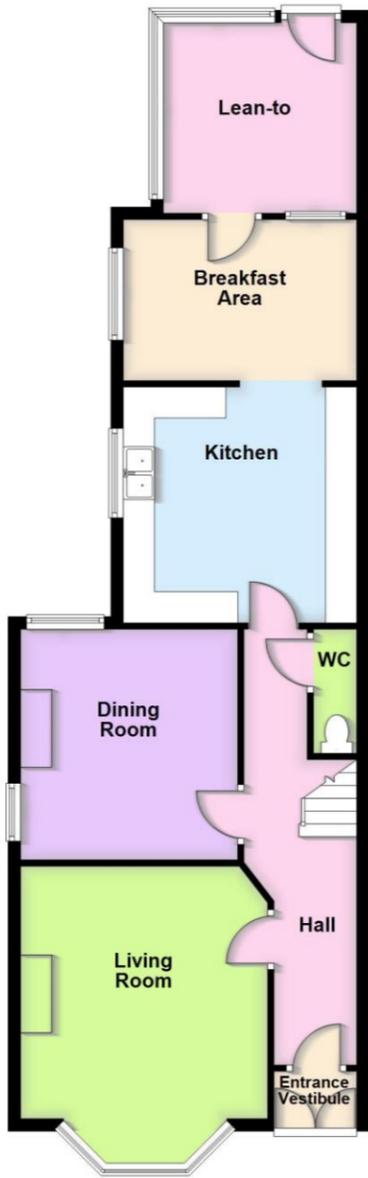
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

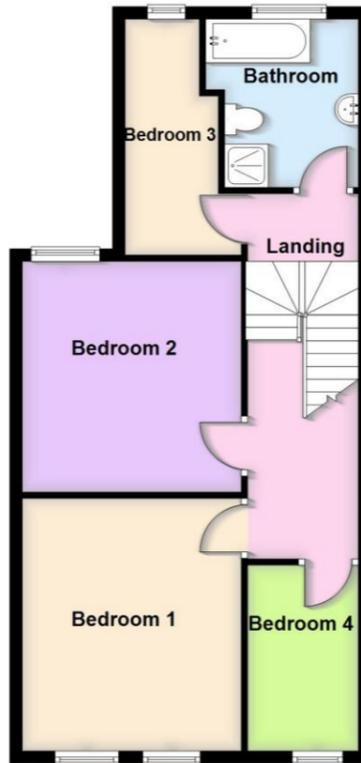
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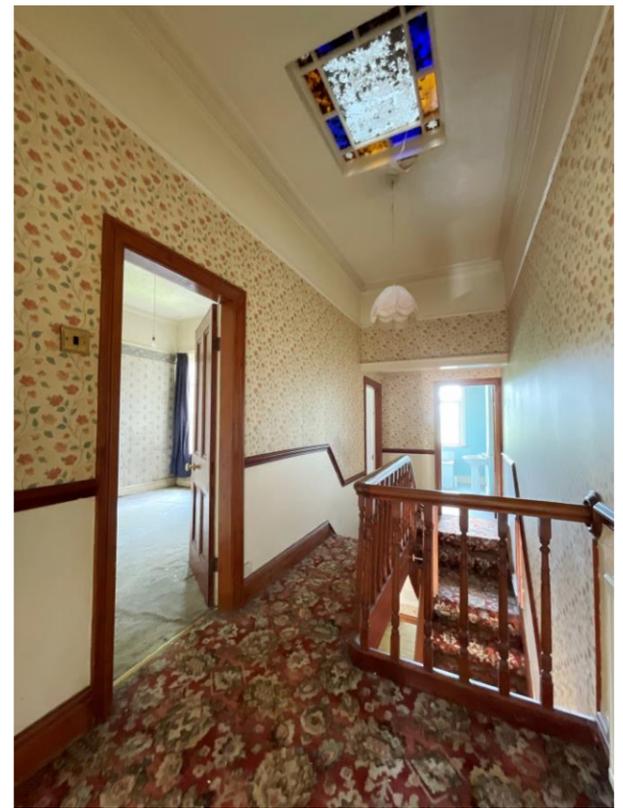
Ground Floor
Approx. 77.5 sq. metres (833.7 sq. feet)



First Floor
Approx. 57.1 sq. metres (614.5 sq. feet)



Total area: approx. 134.5 sq. metres (1448.2 sq. feet)



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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