



-  Detached Bungalow
-  Three Bedrooms
-  Newly Fitted Dining Kitchen with Utility

-  Parking and Garage
-  Sought After Area
-  Inspection Recommended

Price: £395,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this well planned, detached bungalow occupying a generous plot in a much sought after area, within the shore side of Ainsdale.

The property has the benefit of a particularly attractive, new fitted Kitchen (with oven, hob, microwave and dishwasher etc), installed October 2024. The well proportioned accommodation is gas centrally heated and double glazed throughout, briefly comprising Entrance Vestibule, Hall, Living Room, Fitted Dining Kitchen (with built-in Utility), three double Bedrooms, Shower Room and WC.

Outside, there are mature gardens to the front and rear, the front incorporating a paved driveway leading to the Garage. The enclosed rear garden is arranged with shaped lawn with well stocked, established, shrub borders and a rockery feature.

Chartwell Road is a turning off Chatsworth Road which in turn is located off Shore Road leading to the many facilities of Ainsdale Village, together with the railway station on the Southport/Liverpool commuter line.



Porch

Hall

Living Room - 4.54m x 4.21m (14'10" x 13'9")

Newly Fitted Dining Kitchen - 5.67m x 3.01m (18'7" x 9'10")

Bedroom 1 - 4.18m x 3.63m (13'8" x 11'10")

Bedroom 2 - 3.63m x 3.63m (11'10" x 11'10")

Bedroom 3 - 3.17m x 3.12m (10'4" x 10'2")

Shower Room - 2.5m x 2.19m (8'2" x 7'2")

WC - 2.11m x 0.86m (6'11" x 2'10")

Outside

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Council Tax

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band E.

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

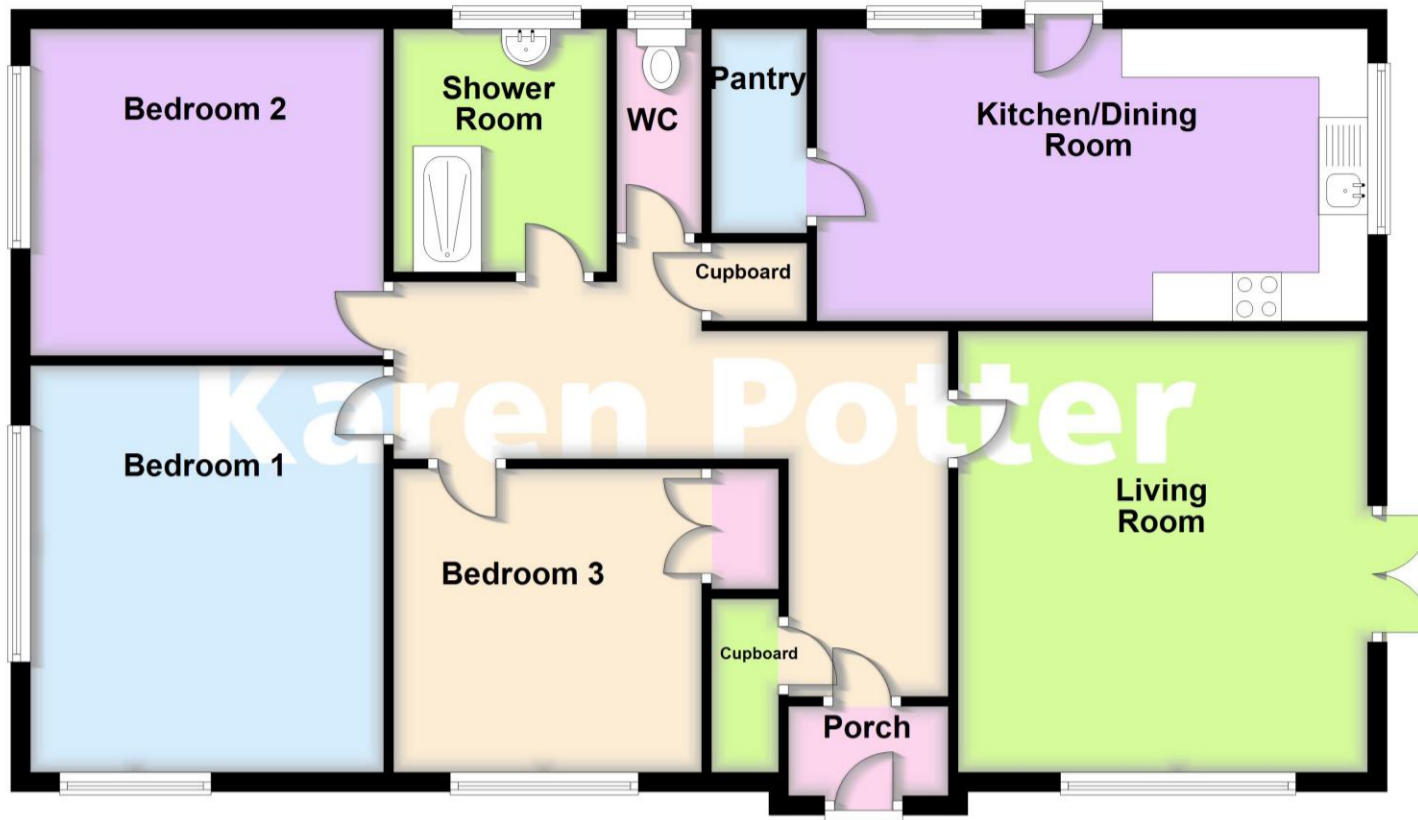
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 105.5 sq. metres (1136.1 sq. feet)



Total area: approx. 105.5 sq. metres (1136.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.



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