



-  Extended Detached House
-  Four Bedrooms
-  Two Reception Rooms

-  Garage & Parking
-  Generous Corner Plot
-  No Chain

**Price: Offers In Excess Of £330,000** Subject to Contract

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





Occupying a generous corner plot and offered for sale with no onward chain, this extended, detached family home must be viewed to be fully appreciated.

The gas centrally heated and double glazed accommodation is arranged over two floors and briefly comprises: Hall, Cloakroom/WC, Living Room, Fitted Kitchen/Dining Room, Utility Room and Garden Room to the ground floor with four Bedrooms and Bathroom to the first floor.

Outside, there is a large, enclosed, lawned front garden with a paved courtyard to the rear. A paved driveway provides off road parking and leads to the garage.

Harrogate Way is located off Banks Road where there are public transport facilities to the town centre. The amenities of Crossens and Churchtown villages are also readily accessible.



## Ground Floor:

### Hall

### Cloakroom/WC

**Living Room** - 4.85m x 3.58m (15'11" x 11'9")

**Kitchen/Dining Room** - 6.1m overall x 4.27m plus door recess(20'0" x 14'0")

**Garden Room** - 4.01m x 2.97m (13'2" x 9'9")

**Utility Room** - 5.59m x 3.02m (18'4" x 9'11")

## First Floor

### Landing

**Bedroom 1** - 4.47m x 3.66m (14'8" x 12'0")

**Bedroom 2** - 3.15m x 3.05m (10'4" x 10'0")

**Bedroom 3** - 2.46m x 2.36m (8'1" x 7'9")

**Bedroom 4** - 2.26m x 2.13m (7'5" x 7'0")

**Bathroom** - 1.73m x 1.52m (5'8" x 5'0")

**Outside:** There is a large, enclosed, lawned front garden with a paved courtyard to the rear. A paved driveway provides off road parking and leads to the garage.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D

**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>

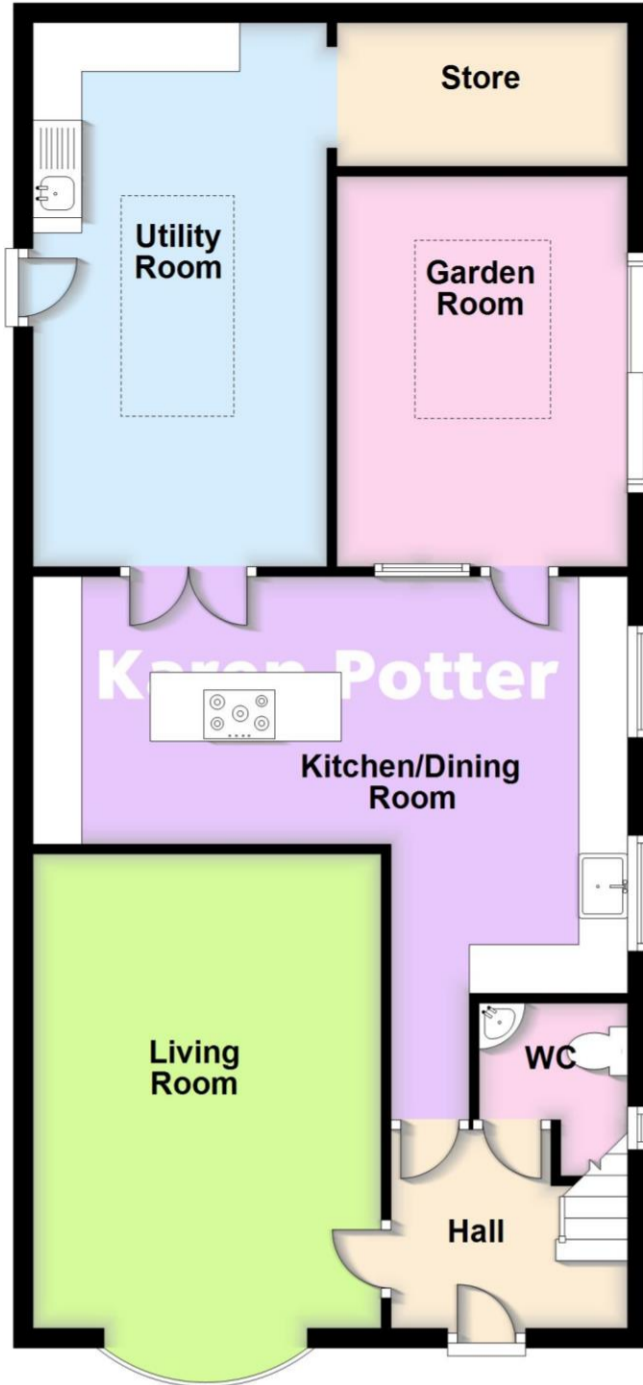
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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### Ground Floor

Approx. 82.0 sq. metres (882.2 sq. feet)



### First Floor

Approx. 47.1 sq. metres (506.8 sq. feet)



Total area: approx. 129.0 sq. metres (1389.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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