



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Garage & Car Port
-  Good Size Rear Garden
-  In Need Of General Updating

Price: £239,950 Subject to Contract

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





An excellent opportunity has arisen to purchase a well proportioned, semi detached house that would benefit from some general updating.

The property is installed with double glazing and gas central heating with accommodation briefly comprising: Hall, Front Living Room, Rear Dining Room, Conservatory and Kitchen to the ground floor with three Bedrooms, Shower Room and separate WC to the first floor.

Outside there are garden areas to the front and rear, the front incorporating a driveway providing parking and leading to a carport and garage beyond. The rear garden is mainly paved with established borders.

Montrose Drive is located off Hesketh Drive where there are local shopping facilities and public transport to the town centre. The property is also conveniently located for access to the many amenities of Churchtown Shopping Village, the Botanic Gardens and local schools.



Ground Floor:

Porch

Hall

Living Room - 4.5m overall x 3.56m overall (14'9" x 11'8")

Dining Room - 4.29m x 3.25m (14'1" x 10'8")

Conservatory

Kitchen - 4.17m x 2.26m (13'8" x 7'5")

First Floor:

Landing

Bedroom 1 - 4.47m overall x 3.51m (14'8" x 11'6")

Bedroom 2 - 4.14m x 3.25m (13'7" x 10'8")

Bedroom 3 - 2.69m x 2.26m (8'10" x 7'5")

Shower Room - 2.29m x 1.98m (7'6" x 6'6")

Outside: There are garden areas to the front and rear, the front incorporating a driveway providing parking and leading to a carport and garage beyond. The rear garden is mainly paved with established borders.

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/>

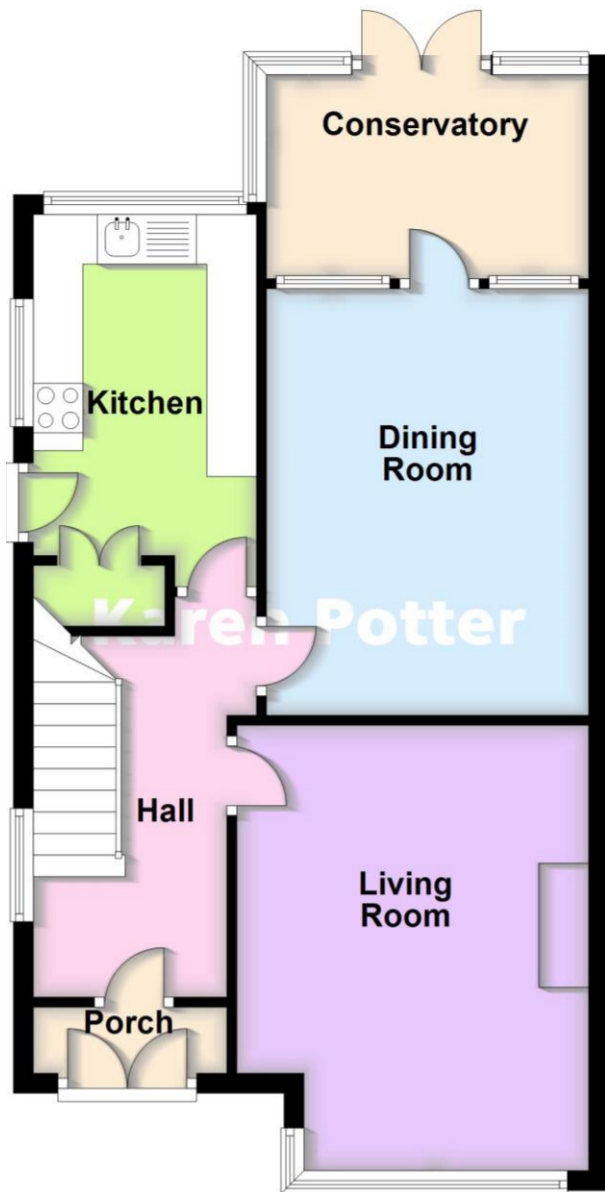
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

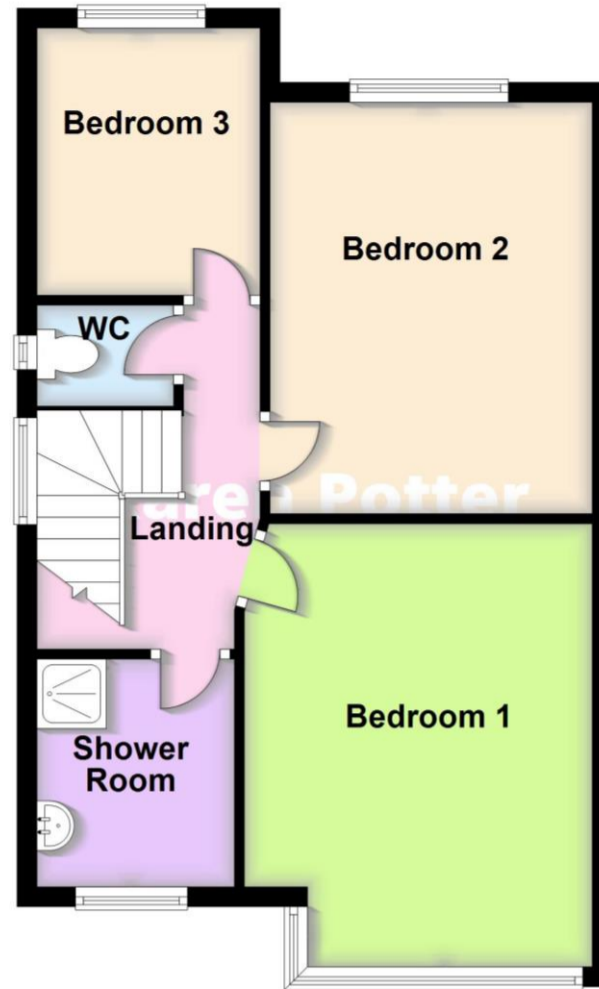
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Ground Floor
Approx. 55.9 sq. metres (602.0 sq. feet)



First Floor
Approx. 48.3 sq. metres (520.3 sq. feet)



Total area: approx. 104.3 sq. metres (1122.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
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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