



-  Impressive Semi Detached House
-  Four Bedrooms
-  Three Reception Rooms

-  Bathroom & Shower Room
-  Private Rear Garden
-  Inspection Highly Recommended

Price: £325,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this particularly well presented semi-detached family house, located in a popular residential area of Southport, well placed for accessing a number of highly regarded local schools.

The well planned and attractively proportioned accommodation is gas centrally heated and double glazed throughout and briefly comprises: Entrance Vestibule, Hall, Front Living Room, Rear Dining Room, Lounge and Kitchen to the ground floor with four Bedrooms, Shower Room and Bathroom to the first.

Outside a paved and gravelled driveway provides off road parking to the front for two cars whilst to the rear there is a private garden arranged with patio, shaped lawn, ornamental pond, established shrub borders and brick built outbuildings.

Bengarh Road is located off Chester Road. Local primary and secondary schools are readily accessible together with public transport facilities and the many amenities of Churchtown Village.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 5.11m into bay x 4.39m (16'9" x 14'5")

Dining Room - 3.33m x 2.97m (10'11" x 9'9")

Lounge - 4.47m x 3.63m (14'8" x 11'11")

Kitchen - 3.12m x 2.41m (10'3" x 7'11")

First Floor:

Landing

Bedroom 1 - 4.47m x 3.33m (14'8" x 10'11")

Bedroom 2 - 4.34m x 3.33m (14'3" x 10'11")

Bedroom 3 - 3.12m x 2.41m (10'3" x 7'11")

Bedroom 4 - 3.02m overall x 3.02m (9'11" x 9'11")

Bathroom - 2.08m x 1.6m (6'10" x 5'3")

Shower Room - 2.08m x 1.63m (6'10" x 5'4")

Outside: A paved and gravelled driveway provides off road parking to the front for two cars, whilst to the rear there is a private garden arranged with patio, shaped lawn, ornamental pond, established shrub borders and brick built outbuildings.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

Tenure: Freehold

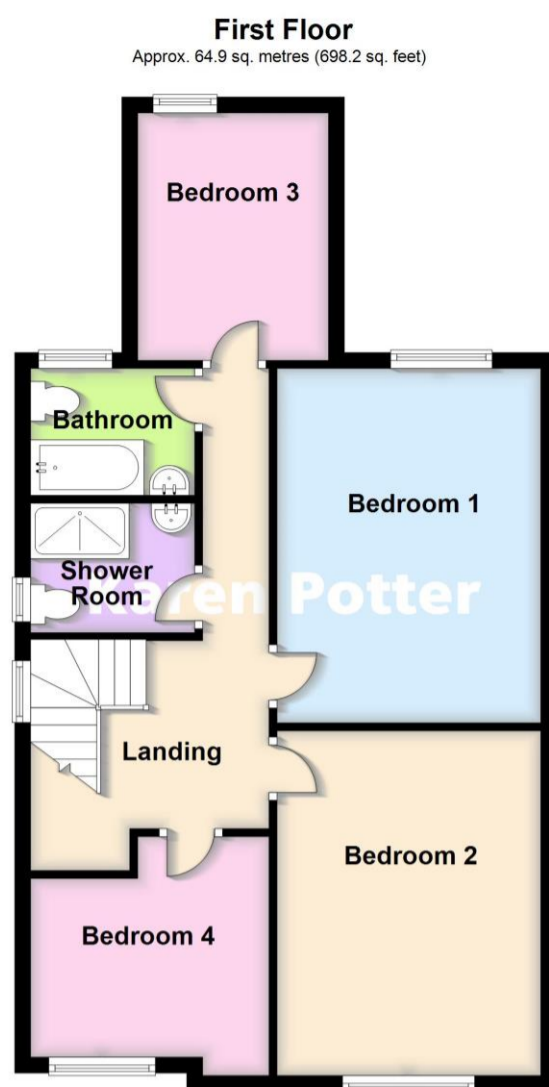
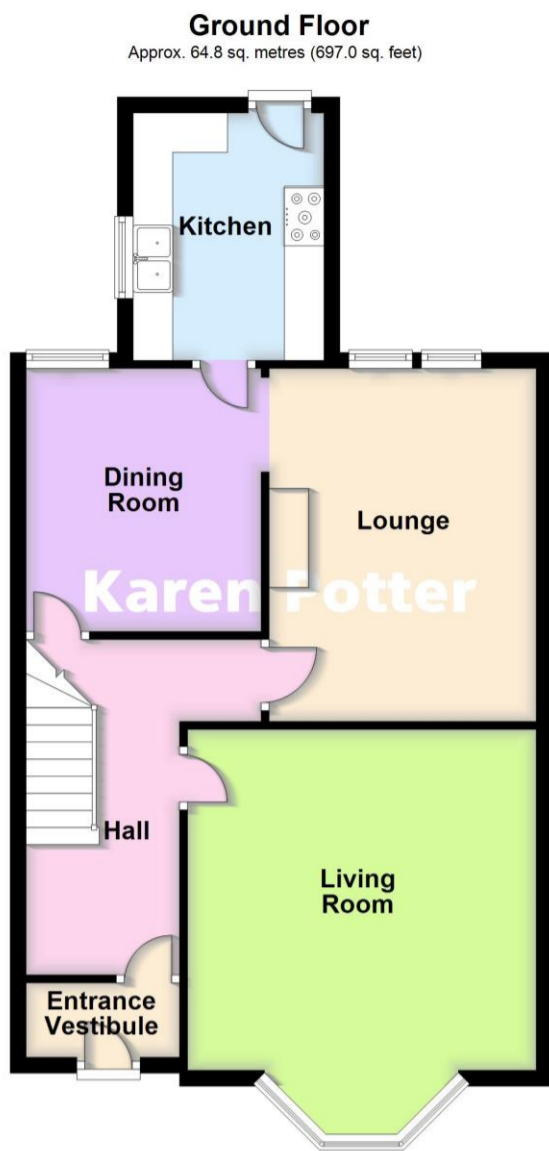
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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

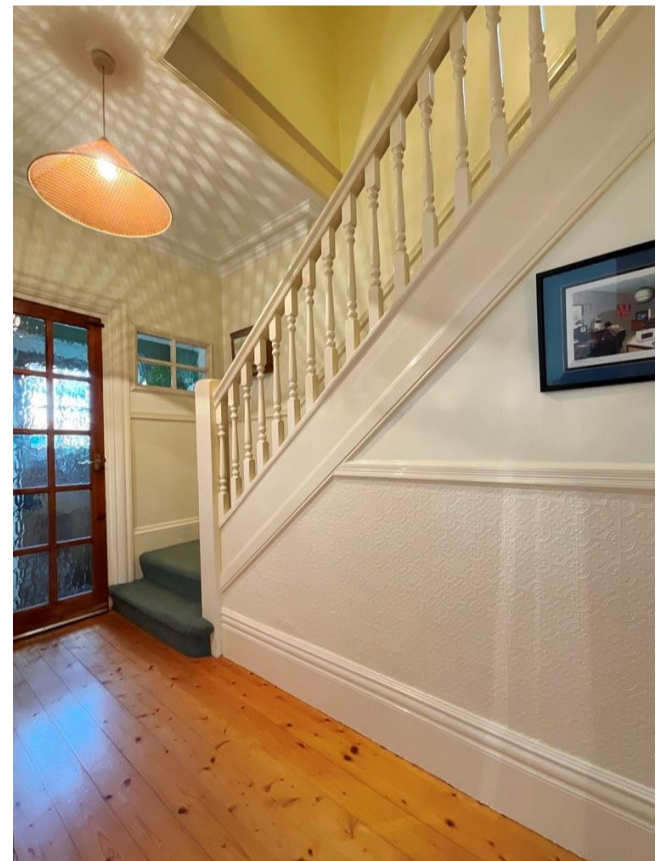
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2024 All Rights Reserved





Total area: approx. 129.6 sq. metres (1395.2 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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk