



-  Semi Detached House
-  Three Bedrooms
-  Newly Fitted Kitchen

-  Garden Room
-  UPVC Double Glazed
-  Inspection Highly Recommended!

Price: £245,000 Subject to Contract

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





An excellent opportunity to purchase this fantastic semi-detached house which provides beautiful living accommodation. Located in a highly sought after residential area, this property is not to be missed!

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED

The property offers beautifully presented accommodation arranged over two floors and briefly comprises: Entrance Vestibule, Hall, Living Room open to the Dining Room, Kitchen (with integrated appliances) and WC to the ground floor with three Bedrooms (Bedroom 3 currently used as a dressing room) and Shower Room to the first floor. The property has undergone a comprehensive programme of refurbishment including; a full rewire, new boiler and consumer unit, new fascia boards and guttering.

There are garden areas to the front and rear, the rear garden is arranged with paved patio areas, shaped lawns and established borders, the front incorporating a paved driveway. The Garden Room is a particular feature of the property, currently used as an entertainment space with bespoke fitted bar, however it does provide the potential as a Home Office/Games Room or Gym as it is also installed with internet and TV aerial.

Lexton Drive occupies a particularly convenient location, close to the many amenities of Churchtown Village together with a number of highly regarded local schools. The Botanic Gardens are also readily accessible, together with public transport facilities to the Town Centre.



Porch

Hall

Living Room - 6.1m x 3.13m (20'0" x 10'3")

Dining Room - 3.22m x 3.01m (10'6" x 9'10")

Kitchen - 4.1m x 2.24m (13'5" x 7'4")

WC - 2.24m x 1.17m (7'4" x 3'10")

First Floor:

Bedroom 1 - 3.22m x 2.92m (10'6" x 9'6")

Bedroom 2 - 3.36m x 2.67m (11'0" x 8'9")

Bedroom 3 - 2.12m x 2.1m (6'11" x 6'10")
Currently used as a dressing room

Shower Room - 2.24m x 1.74m (7'4" x 5'8")

Garden Room/Bar - 4.31m x 2.66m (14'1" x 8'8")

Garage - 4.49m x 2.4m (14'8" x 7'10")

Outside

There are garden areas to the front and rear, the rear garden is arranged with paved patio areas, shaped lawns and established borders, the front incorporating a paved driveway. The Garden Room is a particular feature of the property, installed with internet and TV aerial. The Garden Room is currently used as an entertainment space and is fit with a bar, however it does provide the potential as a Home Office/Games Room or Gym.

Council Tax

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

Tenure

Leasehold for a term of 999 years from 1st June 1933, subject to an annual ground rent of £3.77.

Mobile Phone

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

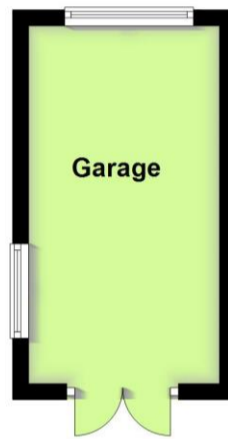
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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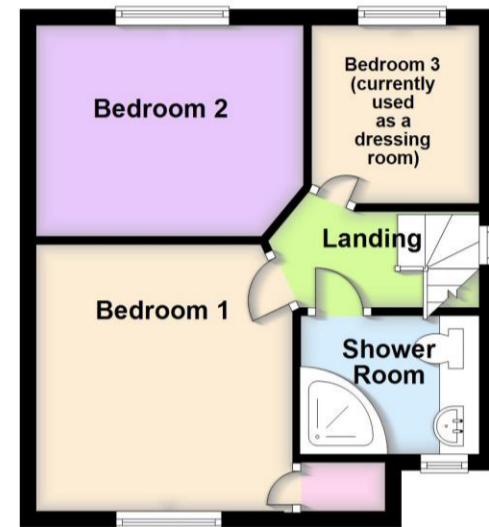
Ground Floor

Approx. 70.5 sq. metres (759.1 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(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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