



High Park Road, Southport PR9 7QH

-  **Semi Detached House**
-  **In Need Of Modernisation**
-  **Detached Annex - Requiring Work**
-  **Three Bedrooms**
-  **Large Rear Garden**
-  **Parking**

A unique opportunity has arisen to acquire this substantially extended semi detached house which has the benefit of a detached outbuilding and large garden to the rear. The property is in need of modernisation but offers excellent potential for improvement and development of the outbuilding which could include use as a garden office; play/hobbies room; gym, workshop or additional living/recreational accommodation.

The house briefly comprises: Porch, 26' Living Room, Dining Kitchen and Garden Room on the ground floor with three bedrooms and bathroom to the first. Some incomplete work has been carried out to the outbuilding which currently comprises a main room (16'11" x 12'5") leading to an unfinished kitchen area (10'6" x 9'6") with access to a workshop (14'11 x 8'). Beyond the outbuilding is the main garden area with established trees, bushes and well stocked borders, a greenhouse, timber garden store and former aviary.

Churchtown shopping village is readily accessible and there are local shops and public transport facilities at both Roe Lane and Bispham Road. Local schools are within the vicinity.

**Price: £125,000** Subject to Contract

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



**GROUND FLOOR: PORCH** Upvc double glazed entrance door to front, Single glazed window to side, tiled flooring, upvc double glazed entrance door to Living Room.

**LIVING ROOM** 22' 6" x 13' 1" (6.86m x 3.99m) Single glazed box bay window to front, single glazed window to side, feature fireplace set in tiled surround housing cast-iron wood burning stove with glass door, wooden laminate flooring, dado rail, ceiling with feature beams, staircase to first floor landing, door to Store Room.

**STORE ROOM** Wooden laminate flooring, wall mounted gas combination boiler.

**KITCHEN/DINING ROOM** 17' 5" x 10' 4" (5.31m x 3.15m) Fitted with a matching range of base and eye level cupboards with round edged worktops, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge and freezer, built-in electric oven, built-in four ring gas hob with pull out extractor hood over, two single glazed windows to side, tiled flooring, dado rail, ceiling with feature beams, double doors to Sun Room.



**SUN ROOM** 9' 3" x 7' 5" (2.82m x 2.26m) Double glazed window to side, two double glazed windows to rear, tiled flooring, door to garden.

**FIRST FLOOR: LANDING** Built-in storage cupboard, dado rail.

**BEDROOM 1** 13' 1" x 11' (3.99m x 3.35m) Upvc double glazed window to front, wooden laminate flooring.



**BEDROOM 2** 13' 9" x 10' 1" (4.19m x 3.07m) Single glazed window to side, single glazed window to rear, fitted bedroom suite with a range of wardrobes.



**BEDROOM 3** 11' 2" x 7' 8" (3.4m x 2.34m) Single glazed window to side.

**BATHROOM** Fitted with three piece modern white suite comprising corner bath with separate shower over, wash hand basin in vanity unit and close coupled wc, heated towel rail, extractor fan, wall mounted mirror, upvc obscure double glazed window to side.



**OUTSIDE:** A driveway to the front provides off road parking with mature borders and leading to timber gates giving access to carport. The rear garden is particularly long with block paved patio area leading from the main house to the detached annex. The annex is partially completed with main room (16'11" x 12'5") and leading to the kitchen area (10'6" x 9'6"). A further workshop (14'11" x 8') leads off the kitchen. Beyond the annex is the main garden area with established trees, bushes and well stocked borders, a greenhouse, timber garden store and an aviary.



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

**Tenure:** Yet to be formally verified.

**Please Note:** 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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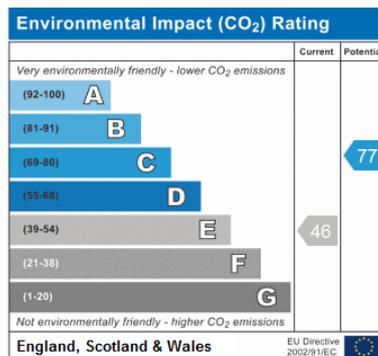
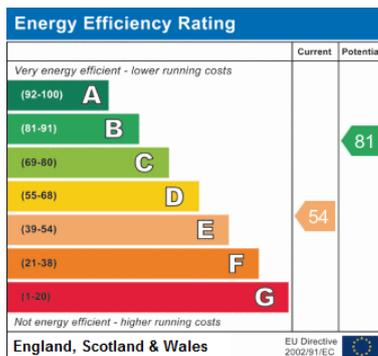
**Ground Floor**

Approx. 58.2 sq. metres (625.9 sq. ft)



**First Floor**

Approx. 47.7 sq. metres (513.7 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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 09/05/2018