

High Park Road, Southport, PR9

£225,000

Property Description

An opportunity not to be missed to purchase an exceptional newly built detached property and have ability to have an input into the design of the kitchen and bathrooms.

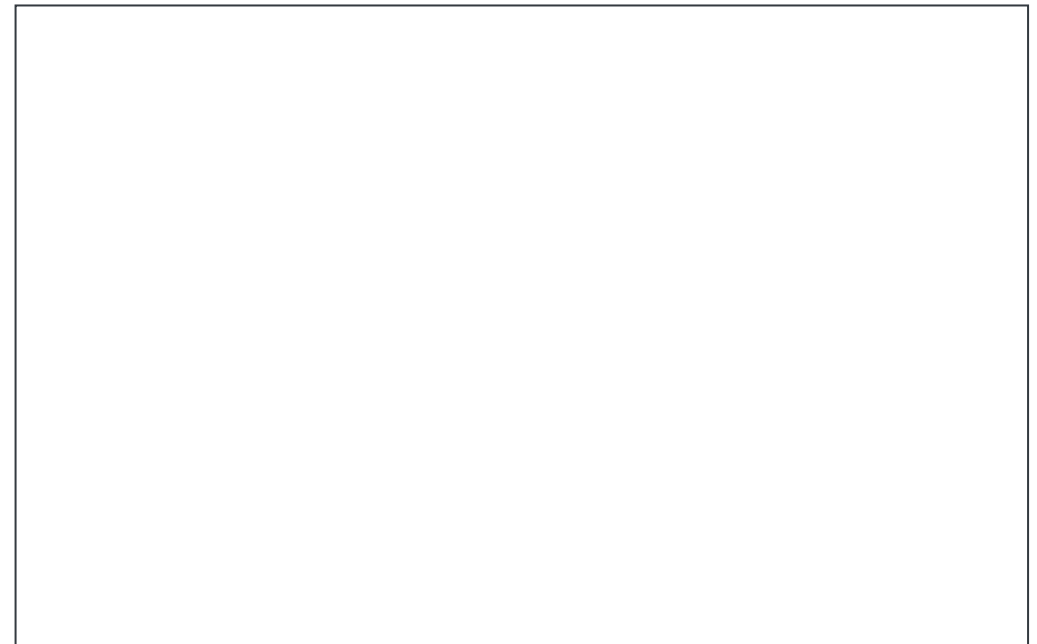
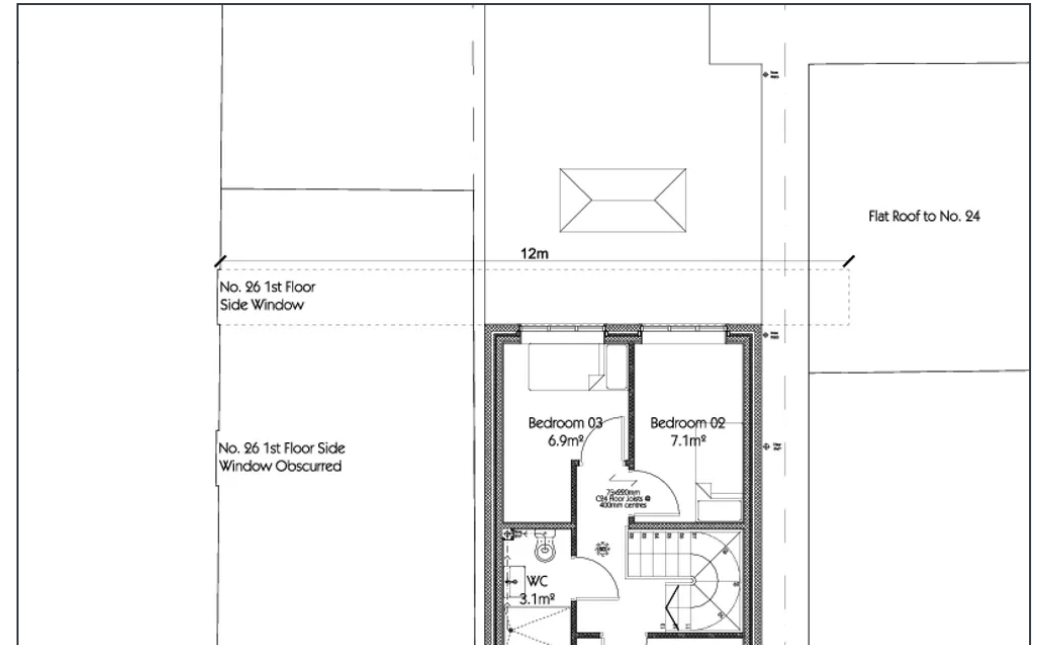
The well presented accommodation which has Karndean floors throughout to the ground floor, briefly comprises front lounge, inner hall with bathroom/w.c. and utility room, exceptional rear dining/kitchen area with patio doors to the rear garden, 3 bedrooms and shower room/w.c..

Central heating and UPVC double glazing.

Gardens front and rear with parking space at the front and an electric charging point.

Expected date for completion of the property is August 2021.

EPC Rating: C



Rooms

Lounge

15' 5" x 14' 5" (4.7m x 4.4m)

Front lounge with window to front and staircase to first floor. Door to inner hall

Inner Hall

Inner hall with access to ground floor bathroom/w.c., utility room and door to kitchen/dining area.

Bathroom/w.c.

9' 10" x 4' 11" (3m x 1.5m)

Ground floor bathroom/w.c. with wash basin, w.c. and bath.

Utility room

9' 10" x 5' 7" (3m x 1.7m)

Utility room with external door to side.

Kitchen/dining area

Bright and spacious kitchen/dining area comprising fitted kitchen 11'10" x 14'9" (3.6m x 4.5m) and dining area beyond 14'9" x 13'6" (4.5m x 4.1m) with patio doors to the rear garden.

Landing

First floor landing.

Bedroom 1

9' 10" x 14' 5" (3m x 4.4m)

Principal double bedroom with window to front.

Bedroom 2

11' 10" x 6' 7" (3.6m x 2m)

Second bedroom with window to rear.

Bedroom 3

11' 10" x 6' 3" (3.6m x 1.9m)

Third bedroom with window to rear.

Shower room/w.c.

7' 3" x 4' 7" (2.2m x 1.4m)

Shower room/w./c. with wash hand basin, w.c. and shower cubicle.

External Areas

Garden

Rear garden and front garden with parking space and electric charging point.

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