

**KAREN PARKS**  
SALES & LETTINGS



**160 Blowick Moss Lane, Southport, PR8 5ED**  
**Offers Over £170,000**

Karen Parks Sales and Lettings are pleased to offer for sale two bedroom, detached coach house which would be perfect for a first time buyer, older couple looking to downsize, as buy to let or for a single person. The property benefits from from being detached, having your own private entrance but not having the maintainence of a garden - which very few properties can offer. This beautifully presented turn key property briefly comprises of: private entrance with stairs to first floor hallway, a bright open plan kitchen-diner living area, a master bedroom with ensuite shower room, second double bedroom and family bathroom. There is a garage and off road parking in front of the garage. There are communal gardens and a park within the complex with owners can enjoy. The property is situated in an excellent location with a semi-rural feeling but within easy reach of many local amenities such as shops, retail park, Southport hospital and a bus route. Offered for sale WITH NO ONWARD CHAIN.



## ACCOMMODATION

### Entrance and Hallway



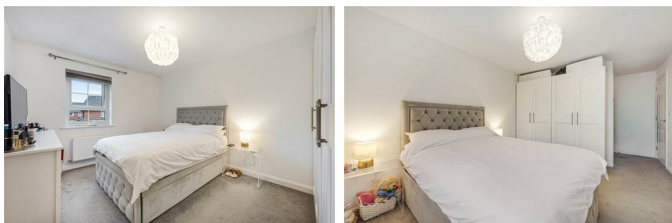
There is a private entrance with stairs leading up to the hallway. The hallway has a double glazed window allowing in light and one radiator.

### Open plan kitchen-diner living area 17'8" x 12'1" (5.40 x 3.70)



The open plan kitchen-diner living space is perfect for entertaining friends and family. There are a range of wall and base units offering storage space, a sink with double glazed window, the boiler is located here and an integrated oven, hob, fridge-freezer and dishwasher. There is space for a dining table and sofa area with a radiator and an additional double glazed window allowing an abundance of light to flow through the room.

### Bedroom 1 17'8" x 10'2" (5.40 x 3.10)



The master bedroom is a good size and has one radiator, a double glazed window and door to the ensuite.

### Ensuite Shower Room 6'6" x 5'2" (2.00 x 1.60)



There is a shower cubicle with sliding door, hand wash basin, double glazed window and radiator.

### Bedroom 2 12'5" x 8'2" (3.8 x 2.5)



The second double bedroom has a double glazed window, a radiator and built in storage cupboard.

### Bathroom 5'10" x 5'10" (1.80 x 1.80)



The modern bathroom comprises of a bath, WC, hand wash basin, double glazed window and a radiator.

### Outside

#### Driveway

There is a driveway in front of the garage with space for off road parking.

#### Garage

There is a single garage with up and over door situated below the property.

#### Communal Gardens

Within Pavillion Gardens development there are communal gardens and a park which owners are able to enjoy.

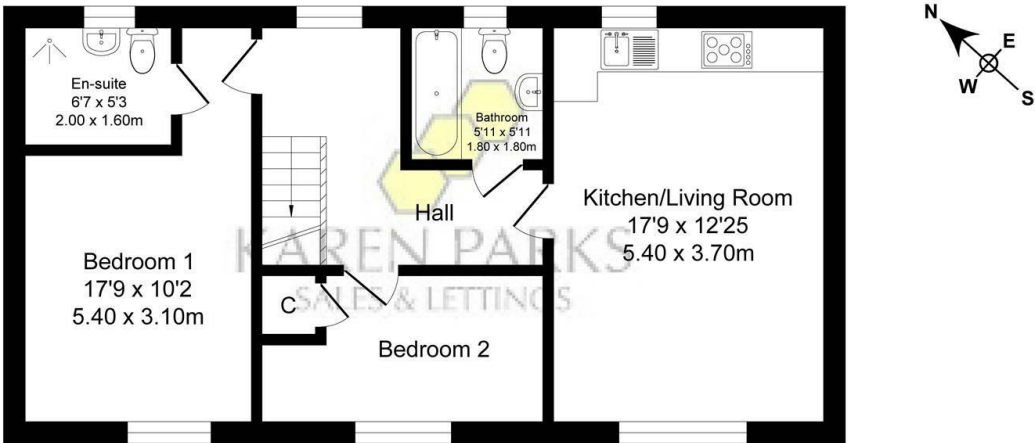
### Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

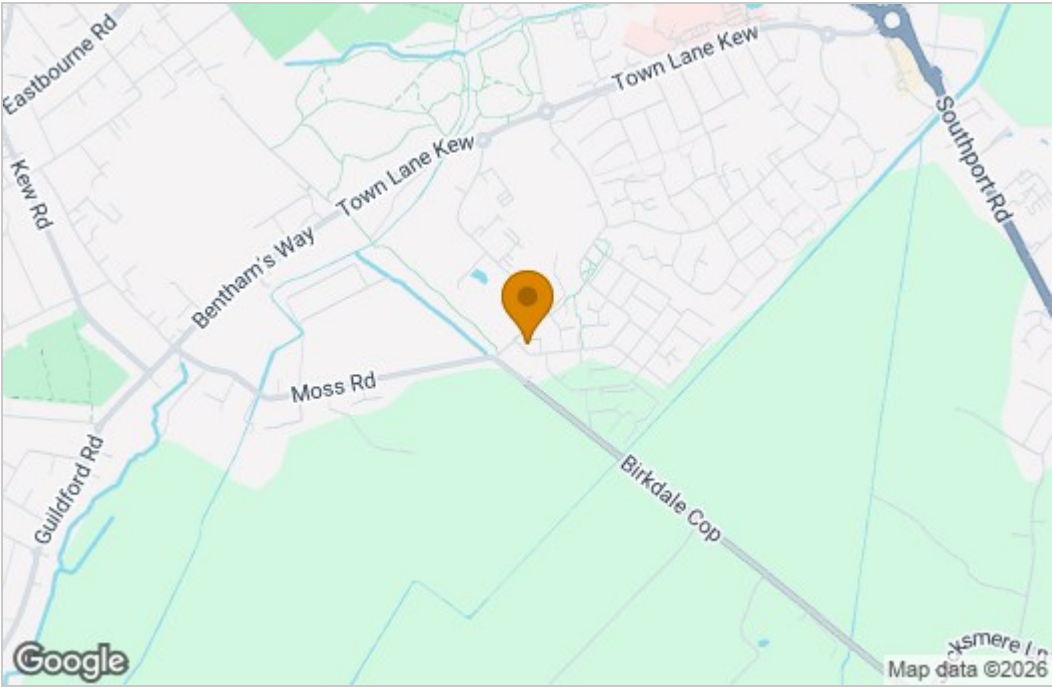
Blowick Moss Lane, Southport  
Total Approx. Floor Area 636 Sq.ft. (59.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

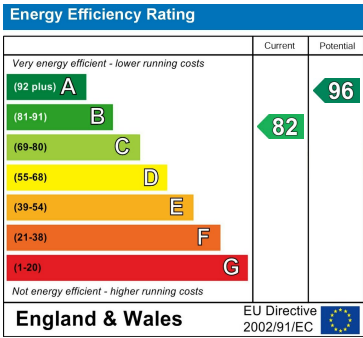


First Floor  
Approx. Floor  
Area 636 Sq.Ft  
(59.1 Sq.M.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.