



42 St Lukes Road, Southport, PR9 9AP
Offers in the Region of £155,000
Subject to Contract

In the opinion of the agents this semi detached house will be a particular interest to first time buyers, the centrally heated and double glazed accommodation, which would benefit from a program of modernisation, briefly includes; entrance hall, lounge, rear lounge/ dining room, kitchen and there are 3 bedrooms a bathroom to the first floor. Established gardens adjoin the property to both front and rear and potential for car access to the rear garden. The property is situated in a popular and established residential location convenient for the nearby facilities of the Southport Town Centre. No Chain Delay.

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Southport's Estate Agent

Enclosed Vestibule

Entrance hall with stairs to the first floor.

Lounge - 4.17m x 3.38m (13'8" into bay x 11'1")

Upvc double glazed window.



Rear Lounge/ Dining Room - 3.35m x 3.4m (11'0" x 11'2")

Upvc double glazed window.



Kitchen - 3m x 2.39m (9'10" x 7'10")

Single drainer one and half bowl sink unit, a range of base units with cupboards and drawers, wall cupboards, wine rack. Working surfaces, four ring gas hob with electric oven below. Wall mounted 'Vaillant' gas central heating boiler. Under stairs storage cupboard. Upvc double glazed window and door to the rear garden.



First Floor Landing

Bedroom 1 - 3.38m x 2.82m (11'1" x 9'3")

Upvc double glazed window.

Bedroom 2 - 3.3m x 2.82m (10'10" x 9'3")

Upvc double glazed window.



Bedroom 3 - 2.16m x 1.52m (7'1" x 5'0")

Upvc double glazed window.

Bathroom - 2.46m x 2.97m (8'1" x 9'9")

Corner entry shower enclosure with thermostatic shower, pedestal wash hand basin corner bath, low level WC. Half tiled walls. Upvc double glazed window.



Outside

Established gardens to both the front and rear. There is a gate at the rear garden providing access for a car.

Council Tax

Sefton MBC band B.

Tenure

Freehold.





Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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