



-  Semi Detached House
-  Three Bedrooms
-  Fitted Kitchen

-  South Facing Rear Garden
-  No Chain
-  Inspection Recommended

Price: £170,000 Subject to Contract

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





Well placed for accessing a number of local shops and schools, this very well presented, three bedroom, Victorian semi-detached house of the 'front doors together' style must be viewed to be fully appreciated.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation was rewired, redecorated and recarpeted in 2023 and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen, Bathroom and WC on the ground floor with three Bedrooms to the first floor.

Outside, the rear garden is a good size and south facing arranged with paved patio leading to shaped lawn.

Byrom Street links Wennington Road with Hawthorne Grove with local shops at Bispham Road, a number of highly regarded local schools and the railway station at Meols Cop readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.96m into bay x 3.45m (13'0" x 11'4")

Dining Room - 3.71m overall x 3.51m (12'2" x 11'6")

Kitchen - 3.05m x 2.41m (10'0" x 7'11")

Bathroom - 2.41m x 2.01m (7'11" x 6'7")

WC

First Floor:

Landing

Bedroom 1 - 4.65m x 3.33m (15'3" x 10'11")

Bedroom 2 - 3.53m x 2.84m (11'7" x 9'4")

Bedroom 3 - 3.05m x 2.41m (10'0" x 7'11")

Outside: The rear garden is a good size and south facing arranged with paved patio leading to shaped lawn.

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

Tenure: Leasehold with a 999 year residue from 1st November 1970. The fixed annual ground rent amounts to £8.

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. 46.7 sq. metres (502.4 sq. feet)

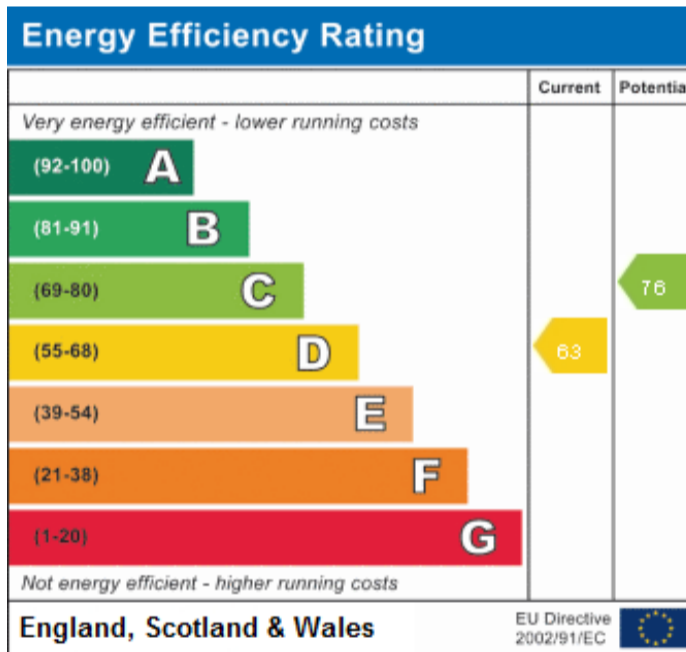


First Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 86.5 sq. metres (931.5 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. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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