



-  Semi Detached House
-  Three Bedrooms
-  Front Doors Together Style

-  Two Reception Rooms
-  Good Size Rear Garden
-  Inspection Recommended

Price: £169,950 Subject to Contract

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





This traditional, bay fronted, semi detached house of the 'front doors together' style would benefit from a programme of general updating, though offers well planned accommodation within a sought after residential area of Southport.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen and Bathroom to the ground floor with three Bedrooms to the first.

Outside, the front is accessed via wrought iron gates and is paved to provide off road parking, whilst the good size, established rear garden is a particular feature with paved patio leading to shaped lawn, mature borders, greenhouse, and brick outbuilding with power and light connected.

Hart Street is conveniently placed for public transport facilities to Southport Town Centre and there are a number of schools within the vicinity.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.86m x 3.68m (12'8" x 12'1")

Dining Room - 3.86m x 3.48m (12'8" x 11'5")

Kitchen - 2.39m x 2.29m (7'10" x 7'6")

Bathroom - 2.29m x 2.18m (7'6" x 7'2")

First Floor:

Landing

Bedroom 1 - 4.8m x 3.15m (15'9" x 10'4")

Bedroom 2 - 3.51m x 3.05m (11'6" x 10'0")

Bedroom 3 - 2.29m x 2.29m (7'6" x 7'6")

Outside: The front is paved to provide off road parking, whilst the good size, established rear garden is a particular feature with paved patio leading to shaped lawn and mature borders.

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

Tenure: Leasehold for a residue of 999 years from 1st July 1954 with a fixed annual ground rent of £4.25

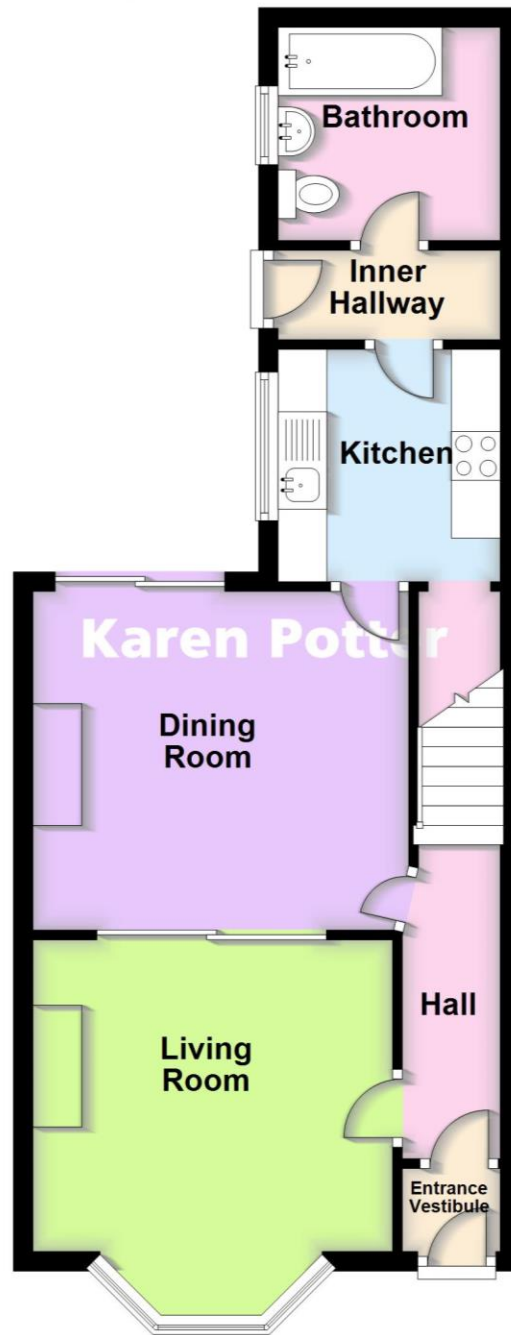
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 45.9 sq. metres (494.5 sq. feet)

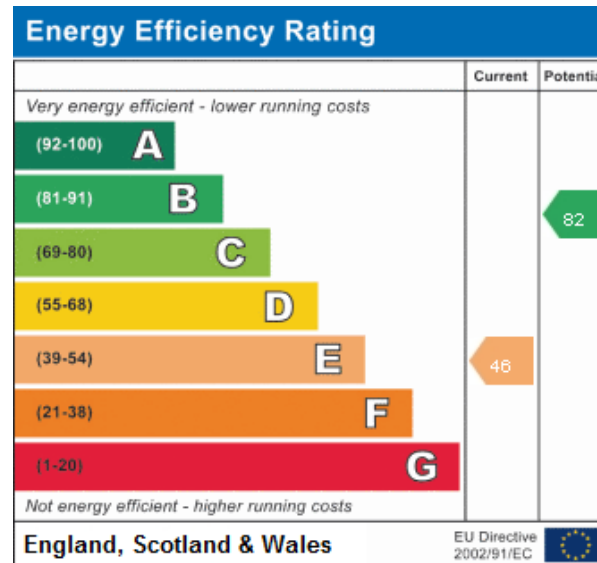


First Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Total area: approx. 83.8 sq. metres (901.9 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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