



-  Double Fronted Semi-Detached House
-  Two Reception Rooms
-  Breakfast Kitchen

-  Three Bedrooms and Loft Room
-  Gas Central Heating & Double Glazing
-  Parking, Patio

Price: £160,000 Subject to Contract

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





NO CHAIN - A newly decorated and carpeted double fronted semi-detached house located within a residential area adjacent to the many amenities of Southport town centre.

The property offers accommodation installed with gas central heating and double glazing briefly comprising front Living Room, separate Dining Room with feature range fireplace and Kitchen with breakfast area to the ground floor with three Bedrooms and Shower Room/Wet Room to the first. There is a staircase from the first floor landing leading to a Loft Room which could be used as a Study or Hobbies Room.

Outside there is a compact, easily managed front garden with a driveway providing off road parking and leading to an enclosed patio area at the side of the property.



GROUND FLOOR:

FRONT LIVING ROOM - 4.22m x 3.61m (13'10" x 11'10") plus splay bay window to the front

FRONT DINING ROOM - 4.9m x 3.05m (16'1" x 10'0") overall and maximum

KITCHEN WITH BREAKFAST AREA - 5.59m x 2.26m (18'4" x 7'5") plus kitchen recess

FIRST FLOOR:

FRONT BEDROOM 1 - 3.63m x 3.4m (11'11" x 11'2") plus splay bay window to the front

REAR BEDROOM 2 - 3.61m x 3.15m (11'10" x 10'4")

FRONT BEDROOM 3 - 3.07m x 3.02m (10'1" x 9'11")

SHOWER ROOM/WET ROOM



SECOND FLOOR:

LOFT ROOM - 5.56m x 3.66m (18'3" x 12'0") with reducing headspace

TENURE:

Freehold – NB part of the property overhangs/lies beneath/over the adjoining property as recorded in the title.

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

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

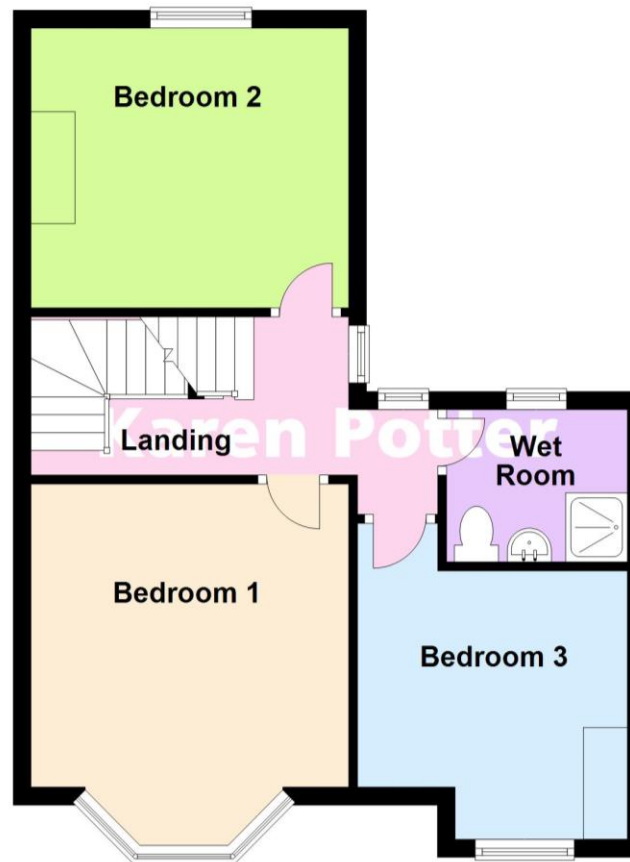
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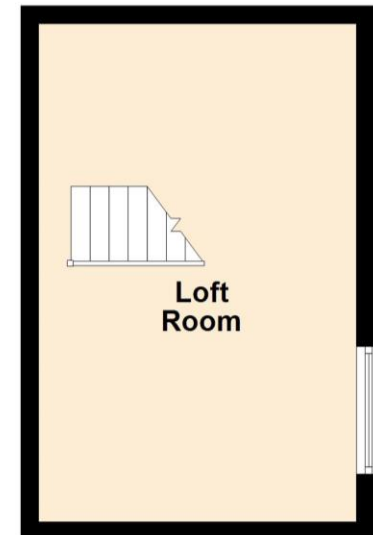
Ground Floor
Approx. 46.2 sq. metres (497.4 sq. feet)



First Floor
Approx. 45.4 sq. metres (488.3 sq. feet)



Second Floor
Approx. 20.1 sq. metres (216.0 sq. feet)



Total area: approx. 111.6 sq. metres (1201.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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