



-  End Terraced House
-  In Need Of Modernisation
-  Three Bedrooms

-  Two Reception Rooms
-  Good Size Rear Garden
-  Birkdale Position

Price: £140,000 Subject to Contract

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





Offered for sale with no onward chain, this well planned end terraced house would benefit from a programme of modernisation and offers excellent potential.

Well placed for accessing local shops on Upper Aughton Road, Birkdale Village and Southport town centre, the double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen and Wetroom to the ground floor with three Bedrooms and a Bathroom to the first floor.

Outside, there is a gravel and paved frontage and a good size garden to the rear.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.55m into bay x 4.04m (14'11" x 13'3")

Dining Room - 4.39m x 3.18m (14'5" x 10'5")

Kitchen - 2.46m x 2.39m (8'1" x 7'10")

Wet Room - 1.96m x 2.34m (6'5" x 7'8")

First Floor:

Landing

Bedroom 1 - 3.45m x 3.05m plus door recess (11'4" x 10'0")

Bedroom 2 - 4.39m x 3.18m (14'5" x 10'5")

Bedroom 3 - 2.51m x 2.34m (8'3" x 7'8")

Bathroom - 2.59m x 2.39m (8'6" x 7'10")



Outside: There is a gravel and paved frontage and a good size garden to the rear.

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

Tenure: Leasehold for the residue of a term of 999 years from 29th September 1931 subject to an annual ground rent of £3.50.

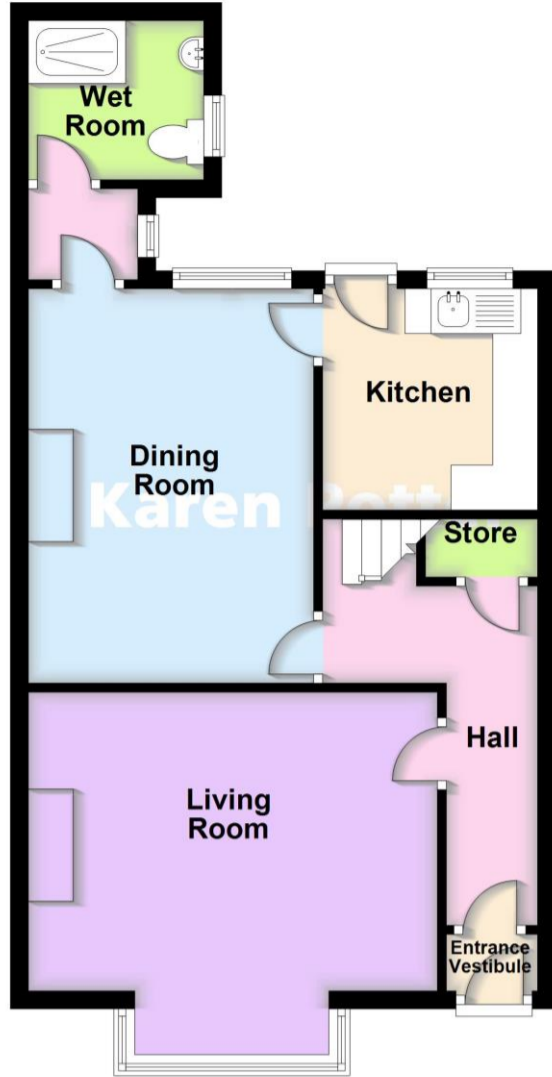
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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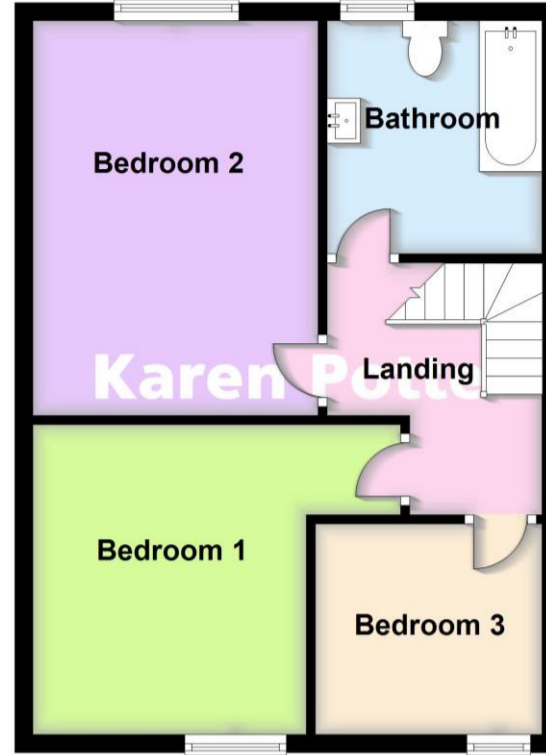
Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



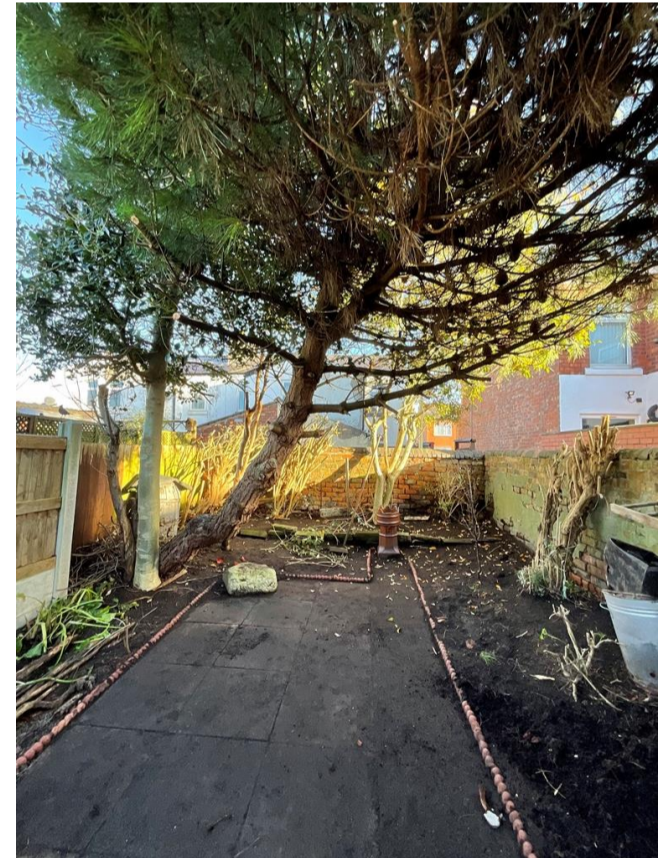
First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Total area: approx. 95.1 sq. metres (1024.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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