



-  Semi Detached House
-  Four Bedrooms
-  Extended To Rear

-  In Need Of Modernisation
-  Compact Rear Garden
-  No Chain

OIEO: £170,000 Subject to Contract

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





This extended, bay fronted, traditional semi detached house of the "front doors together" style would benefit from a programme of modernisation and is offered for sale with no onward chain.

The gas centrally heated and double glazed accommodation is arranged across two floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge, Kitchen and Bathroom to the ground floor with four Bedrooms to the first.

Outside, a paved driveway provides off road parking to the front whilst there is a compact lawned garden to the rear.

The property is located on Zetland Street between the junctions of Sussex Road and Hawkshead Street well placed for a number of local shops on Manchester Road, with Southport town centre also readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.52m into bay x 3.73m (14'10" x 12'3")

Lounge - 5.08m x 3.66m overall (16'8" x 12'0")

Store

Kitchen - 4.01m x 2.46m (13'2" x 8'1")

Bathroom - 3m x 1.75m (9'10" x 5'9")

First Floor:

Landing

Bedroom 1 - 4.62m into bay x 3.18m (15'2" x 10'5")

Bedroom 2 - 3.23m x 2.97m (10'7" x 9'9")

Bedroom 3 - 3.78m x 1.8m (12'5" x 5'11")

Bedroom 4 - 2.97m x 1.75m (9'9" x 5'9")

Outside: A paved driveway provides off road parking to the front whilst there is a compact, established lawned garden to the rear.

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

Tenure: The vendor's solicitor has confirmed that the tenure is FREEHOLD

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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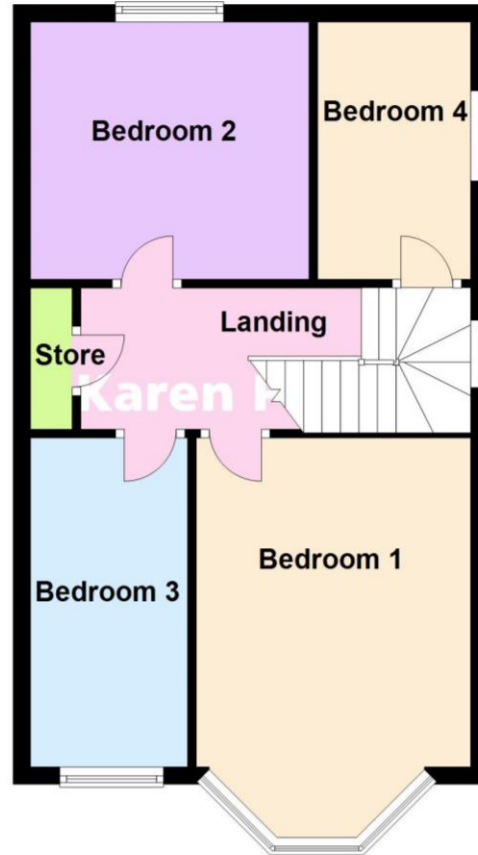
Ground Floor

Approx. 62.0 sq. metres (667.1 sq. feet)

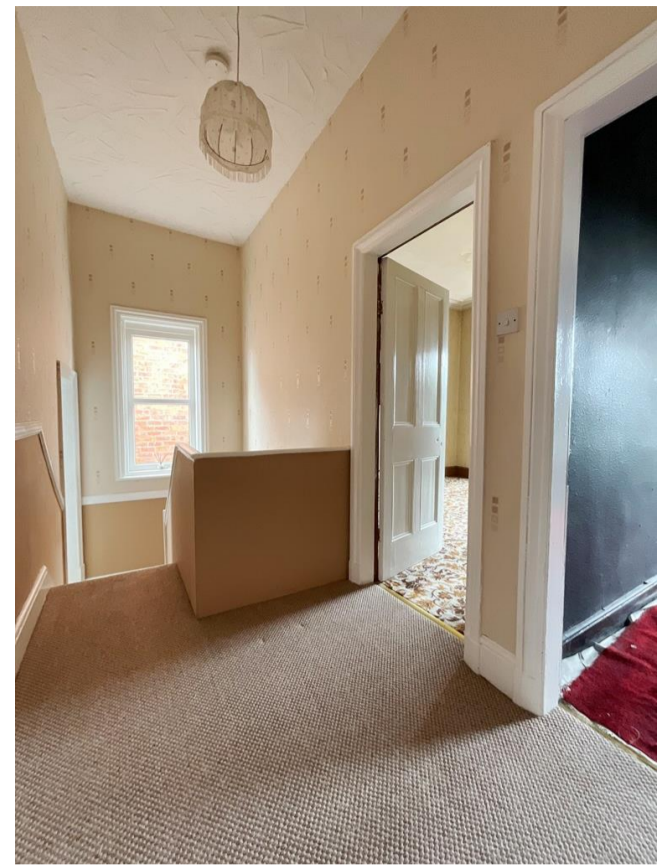


First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 106.0 sq. metres (1141.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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