



-  Mid Terraced House
-  Two Bedrooms
-  Modern Kitchen-Dining Room

-  Private Rear Garden
-  Former Railwayman's Cottage
-  Inspection Recommended

Price: £149,950 Subject to Contract

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





Early inspection is recommended of this mid terraced, former railwayman's cottage, which is located within a popular residential area of Southport.

The property is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, spacious Living Room and Dining Kitchen to the ground floor with two Bedrooms and Bathroom to the first floor.

Outside there are gardens to the front and rear, the front being block paved and the rear having patio leading to synthetic lawn and timber deck.

Haig Avenue is located off Meols Cop Road where there are public transport facilities to the town centre. There are a number of primary and secondary schools within the vicinity and the railway station on the Southport/Manchester line. Local shops can be found at Haig Avenue and Bispham Road.



Ground Floor:

Entrance Vestibule

Living Room - 4.5m x 4.47m (14'9" x 14'8")

Kitchen-Dining Room - 3.51m x 3.48m (11'6" x 11'5")

First Floor:

Landing

Bedroom 1 - 4.5m x 4.47m overall (14'9" x 14'8")

Bedroom 2 - 3.48m x 2.34m (11'5" x 7'8")

Bathroom - 2.62m x 1.42m (8'7" x 4'8")

Outside: There are gardens to the front and rear, the front being block paved and the rear having patio leading to synthetic lawn and timber deck.

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

Tenure: The UK Government land and property information website shows the tenure to be Freehold.

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

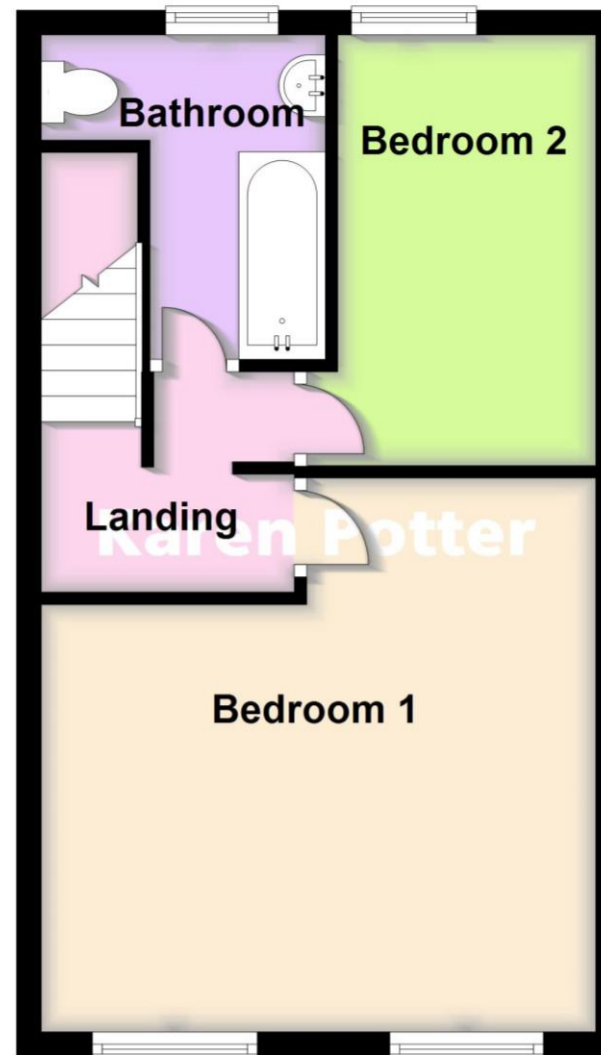
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Ground Floor
Approx. 36.5 sq. metres (393.3 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.7 sq. feet)



Total area: approx. 72.7 sq. metres (783.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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