



-  **Semi Detached House**
-  **Three Bedrooms**
-  **In Need Of Modernisation**

-  **South Facing Rear Garden**
-  **Ground Floor Bathroom**
-  **Inspection Recommended**

**Price: £134,950 Subject to Contract**

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





This traditional semi detached house would benefit from a programme of general updating though offers well planned accommodation within a sought after residential area of Southport.

Installed with a new boiler (November 2023) and double glazed throughout, the accommodation briefly comprises: Hall, Living Room, Kitchen and Bathroom to the ground floor with three Bedrooms to the first.

Outside, the front is paved for ease of maintenance whilst the good size, established rear garden is a particular feature being south facing with paved patio leading to shaped lawn and mature borders.

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:

### Hall

**Living Room** - 4.88m overall x 3.61m (16'0" x 11'10")

**Kitchen** - 3.05m x 2.64m (10'0" x 8'8")

**Bathroom** - 2.64m x 1.65m (8'7" x 5'5")

## First Floor:

### Landing

**Bedroom 1** - 3.61m x 3.43m (11'10" x 11'3")

**Bedroom 2** - 3.86m x 2.64m (12'8" x 8'8")

**Bedroom 3** - 2.69m x 2.26m (8'9" x 7'5")

**Outside:** The front is paved for ease of maintenance whilst the good size, established rear garden is a particular feature being south facing 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

**Broadband:** Ultrafast and Superfast broadband are available in this area.

**Mobile Phone Signal:** Check signal strengths here:  
<https://www.signalchecker.co.uk/>

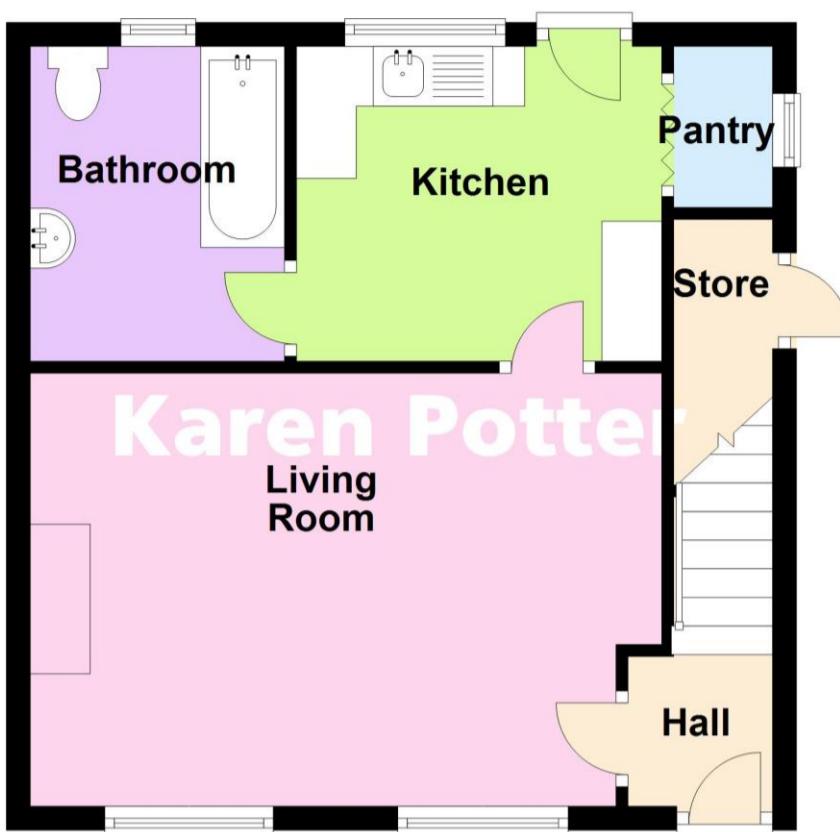
**Tenure:** Leasehold for a term of 999 years from the 1/10/1925 with a fixed annual ground rent of £2.10

**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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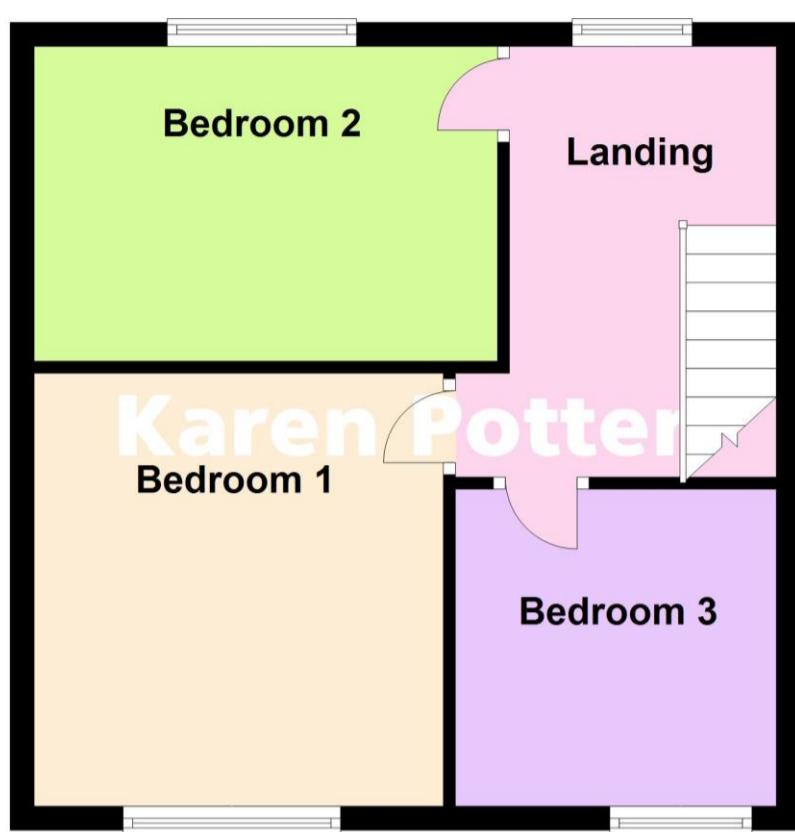
### Ground Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



### First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 78.7 sq. metres (847.6 sq. feet)

## AWAITING EPC

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.

