



-  Immaculate Semi Detached House
-  Comprehensively Modernised
-  Three Bedrooms

-  Two Receptions & Kitchen/Diner
-  Parking & Gardens
-  No Chain

Price: £230,000 Subject to Contract

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





An early inspection is highly recommended of this traditional, semi-detached house of the "front doors together" style that has been comprehensively modernised by the current owner with works including re-wire and alarm, plastering, re-plumb & new boiler, new kitchen and bathroom, flooring and decorating throughout.

Offered for sale with no chain, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, front Living Room, rear Lounge and fitted Kitchen/Dining Room to the ground floor with three Bedrooms and Bathroom on the first floor.

Outside there are garden areas to the front and rear of the property, the front incorporating paved driveway providing off road parking, the rear garden planned with patio areas and lawn.

Clifton Road runs parallel with Norwood Road where there are public transport facilities to the town centre. There are a number of primary and secondary schools within the vicinity and local shops at Bispham Road.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.39m into bay x 3.61m (14'5" x 11'10")

Lounge - 3.81m x 3.61m (12'6" x 11'10")

Kitchen/Dining Room - 4.98m x 3.23m (16'4" x 10'7")

First Floor:

Landing

Bedroom 1 - 4.72m x 3.63m (15'6" x 11'11")

Bedroom 2 - 3.61m x 3.05m (11'10" x 10'0")

Bedroom 3 - 3.07m x 3.22m (10'1" x 10'7")

Bathroom - 2.26m x 1.8m (7'5" x 5'11")

Outside: There are garden areas to the front and rear of the property, the front incorporating paved driveway providing off road parking, the rear garden planned with patio areas and lawn.

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

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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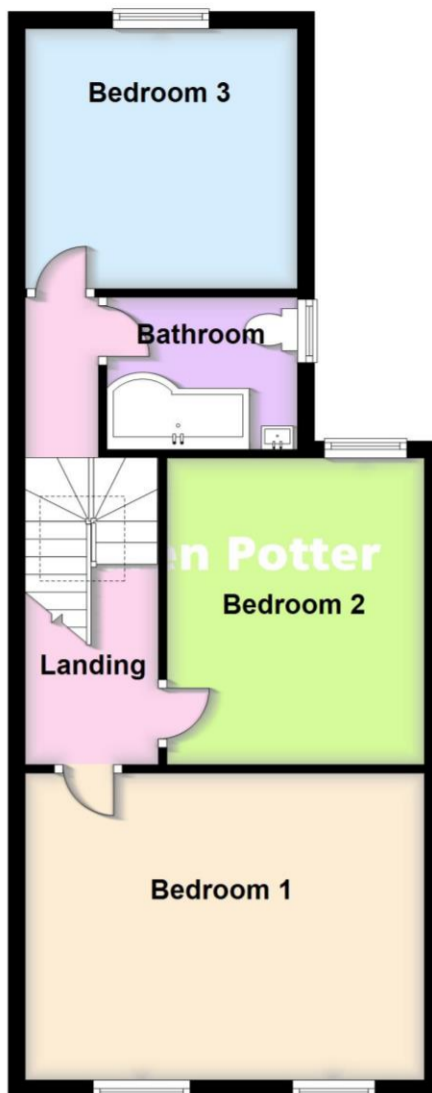
Ground Floor

Approx. 53.0 sq. metres (570.1 sq. feet)

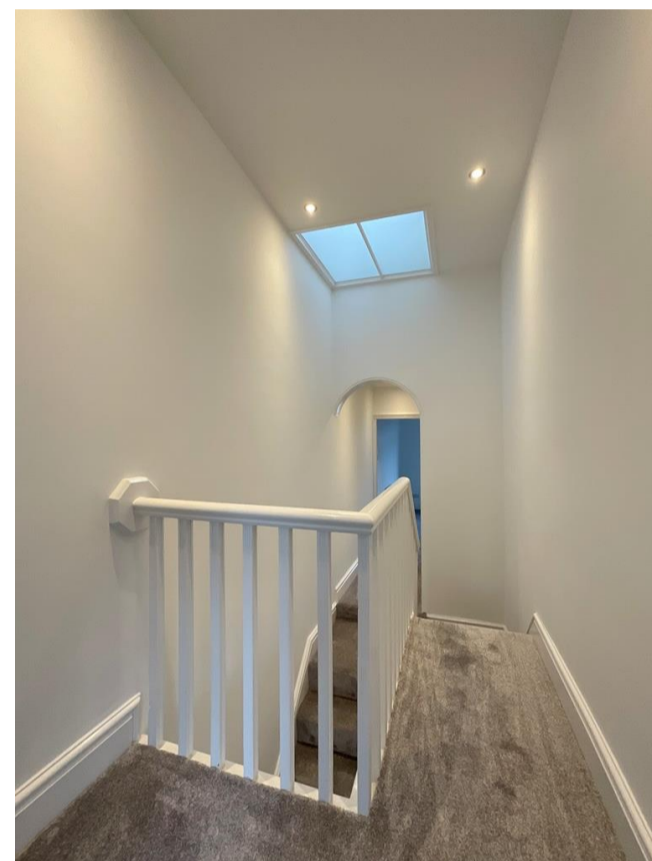
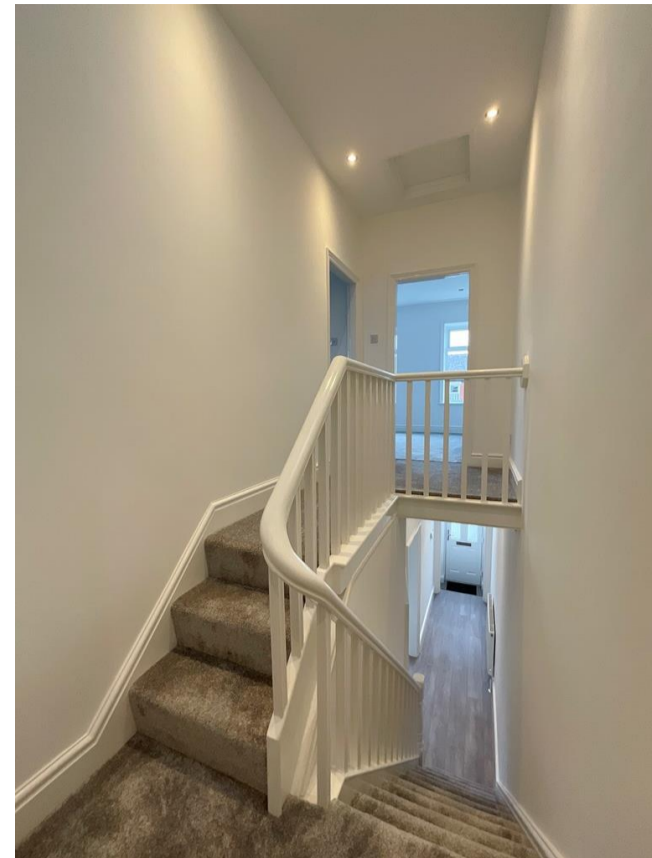


First Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



Total area: approx. 103.9 sq. metres (1118.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(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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