



-  Semi Detached House
-  Three Double Bedrooms
-  Open Lounge-Dining Room

-  Ground Floor Bathroom
-  Good Size Rear Garden
-  No Chain

Price: £120,000 Subject to Contract

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





Offered for sale with no onward chain, this well planned, centrally heated and double glazed, semi detached house with good size rear garden would benefit from a programme of modernisation.

The deceptively spacious accommodation is arranged across two floors and briefly comprises: Porch, Living Room opening to Dining Room, Kitchen, Bathroom and Separate WC to the ground floor with three double Bedrooms to the first floor. Outside, the front is paved to provide off road parking whilst the rear garden has paved patio area leading to extensive vegetable patch.

Lawson Street is a continuation of Warren Road with local shops, schools and amenities all within the vicinity.



Ground Floor:

Porch

Living Room - 4.17m x 3.07m (13'8" x 10'1")

Dining Room - 3.89m x 3.15m (12'9" x 10'4")

Kitchen - 2.62m x 2.57m (8'7" x 8'5")

Inner Vestibule

Bathroom - 2.54m x 1.68m (8'4" x 5'6")

WC

First Floor:

Landing

Bedroom 1 - 4.17m x 3.07m (13'8" x 10'1")

Bedroom 2 - 3.89m x 2.54m (12'9" x 8'4")

Bedroom 3 - 2.62m x 2.57m (8'7" x 8'5")

Outside:

The front is paved to provide off road parking whilst the rear garden has paved patio area leading to extensive vegetable patch.

Council Tax:

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

Tenure:

Leasehold for a residue term of 999 years from 1st November 1963 with a fixed annual ground rent of £5

NB:

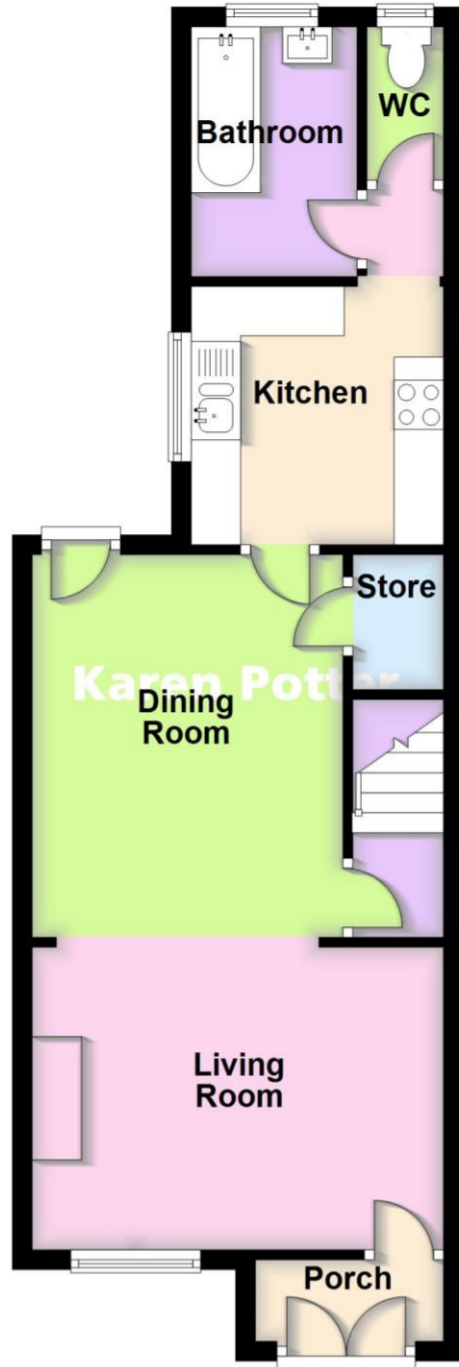
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 81.0 sq. metres (871.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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