



-  Semi Detached House
-  Much Improved by Current Owner
-  Three Bedrooms

-  Good Size Rear Garden
-  No Chain
-  Inspection Recommended

Price: £229,950 Subject to Contract

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





An early inspection is recommended of this well proportioned semi detached house, located in a popular residential area, offered for sale with no onward chain.

Recently improved by the current owners to include a new roof, insulations, bathroom, kitchen, carpets, internal doors and decor, the double glazed and centrally heated property offers well proportioned accommodation briefly comprising: Hall, Living Room and Dining Room open to Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

Outside, there is a gravel laid driveway providing off road parking to the front and a landscaped rear garden offering paved patio, shaped lawn and established borders. There is also a useful Utility Room/Garden Store.

Haig Avenue is located off Scarisbrick New Road where there are public transport facilities to the town centre, with local schools and King George V 6th Form college readily accessible.



Ground Floor:

Hall

Living Room - 4.72m x 3.61m (15'6" x 11'10")

Dining Room - 3.71m x 3.05m (12'2" x 10'0")

Kitchen - 3.35m x 2.51m (11'0" x 8'3")

First Floor:

Landing

Bedroom 1 - 3.96m x 3.35m (13'0" x 11'0")

Bedroom 2 - 3.71m x 3.05m (12'2" x 10'0")

Bedroom 3 - 3.28m x 2.11m (10'9" x 6'11")

Bathroom - 2.41m x 2.34m (7'11" x 7'8")

Outside: There is a gravel laid driveway providing off road parking to the front and a landscaped rear garden offering paved patio, shaped lawn and established borders. There is also a useful Utility Room/Garden Store measuring 3.56m (11'8") x 1.82m (6')

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

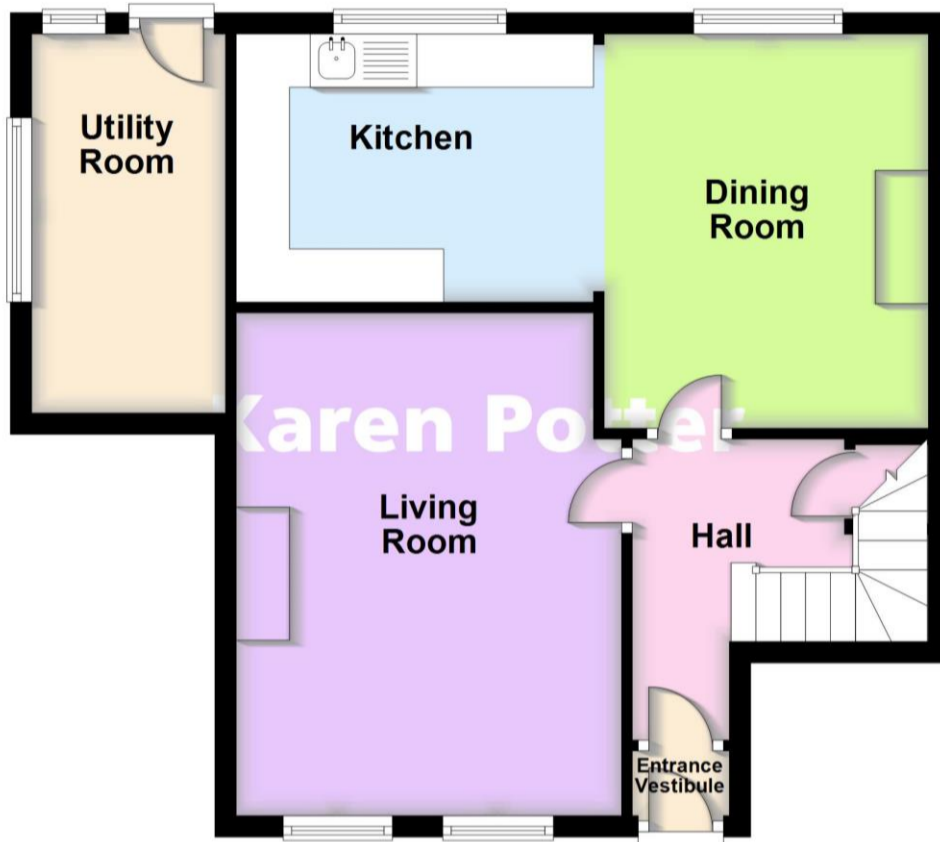
Tenure: The UK Government land and property information website shows the tenure to be Freehold.

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

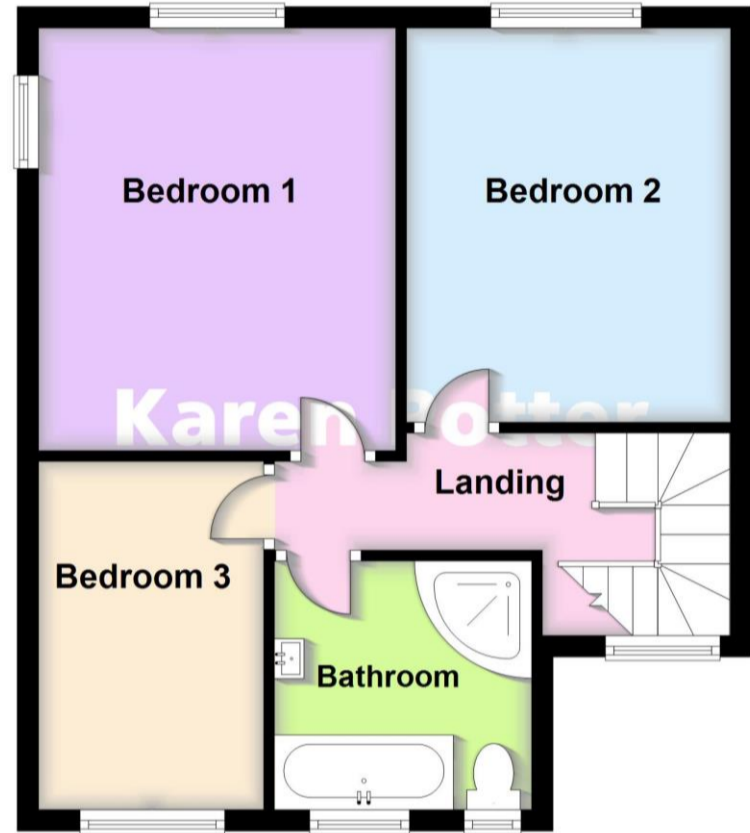
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Ground Floor
Approx. 51.5 sq. metres (553.9 sq. feet)

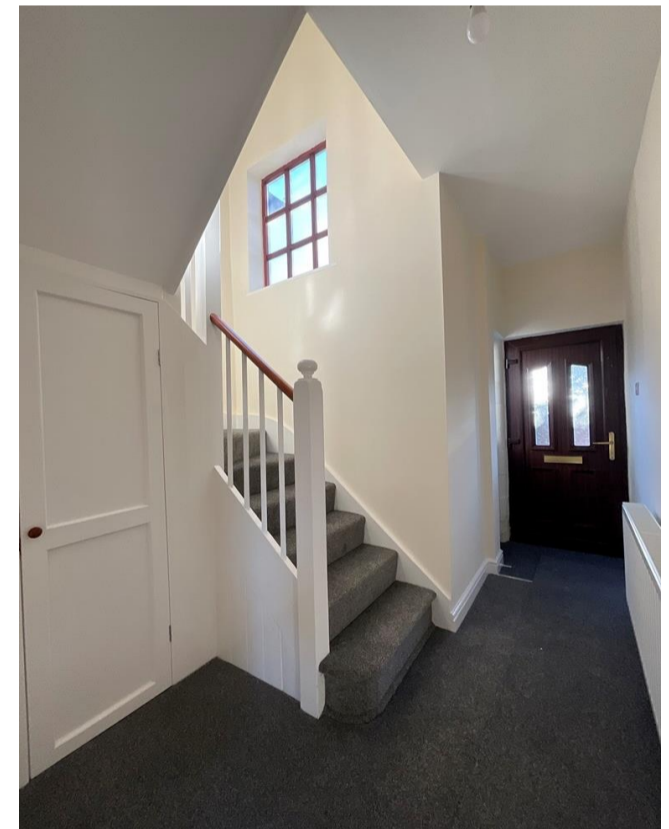


First Floor
Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 96.1 sq. metres (1034.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(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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