



-  Semi Detached house
-  Four Bedrooms
-  Fitted Kitchen/Dining Room

-  Good Size Rear Garden
-  Off Road Parking
-  Inspection Recommended

Price: £240,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented, bay fronted, semi-detached house offering well planned, accommodation in a sought after residential area of central Southport.

The gas centrally heated and double glazed property briefly comprises: Entrance Vestibule, Hall, Front Living Room, open plan Fitted Dining Kitchen with integrated appliances (including dishwasher, washing machine, oven and hob) on the ground floor, with four Bedrooms and Bathroom on the first floor.

Outside, the front is paved to provide off road parking (with Tesla charging point) whilst the rear garden has a paved patio leading to lawn and timber decked area with two timber garden stores.

The property is located on Portland Street between the junctions of Sefton Street and Hampton Road, well placed for local shops, schools and access to the town centre.



Ground Floor:

Hall

Living Room - 4.55m into bay x 4.19m (14'11" x 13'9")

Kitchen/Dining Room - 5.51m x 3.76m (18'1" x 12'4")

First Floor:

Landing

Bedroom 1 - 3.71m x 3.63m (12'2" x 11'11")

Bedroom 2 - 3.73m x 2.95m (12'3" x 9'8")

Bedroom 3 - 3.71m x 1.75m (12'2" x 5'9")

Bedroom 4 - 2.95m x 1.65m (9'8" x 5'5")

Bathroom - 2.18m x 1.3m (7'2" x 4'3")

Outside:

The front is paved to provide off road parking (with Tesla charging point) whilst the rear garden has a paved patio with verandah leading to lawn and timber decked area with two timber garden stores.

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.

Mobile Phone Signal:

Check signal strengths here:
<https://www.signalchecker.co.uk/>

Broadband:

Ultrafast and Superfast broadband are available in this area.

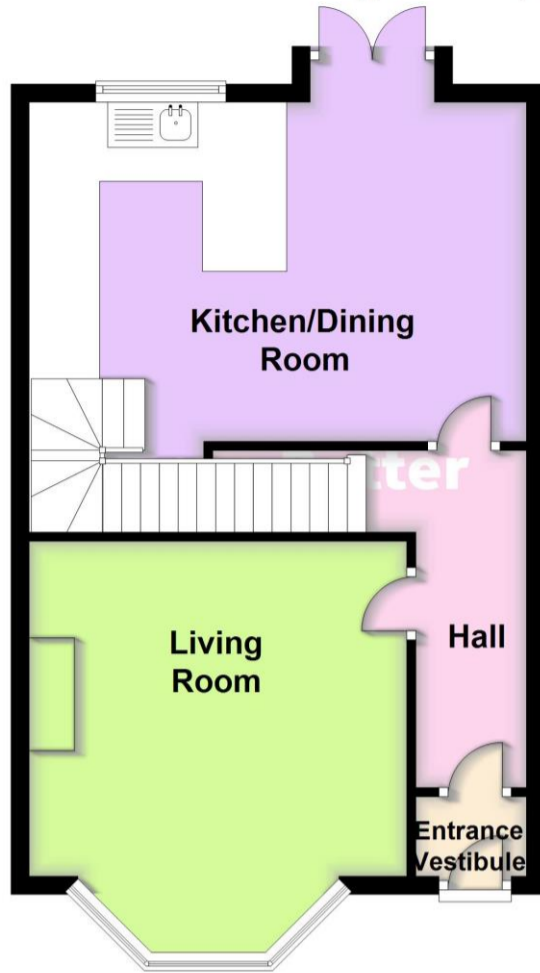
NB:

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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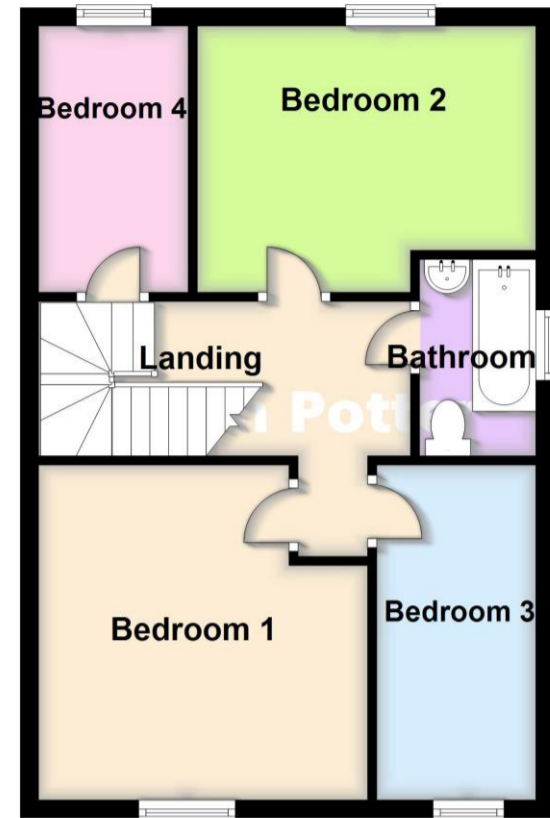
Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



First Floor

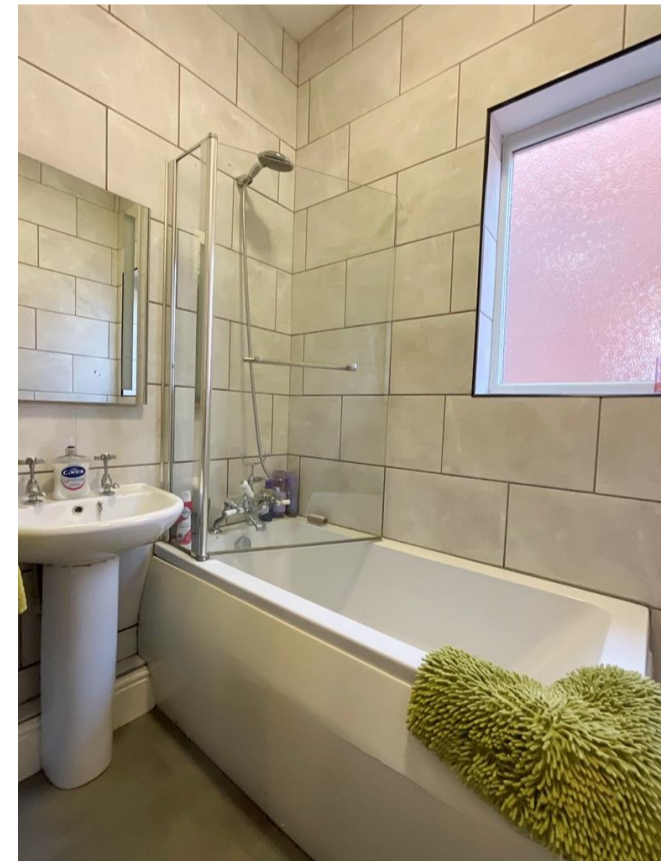
Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 95.3 sq. metres (1025.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(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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