



-  Semi Detached House
-  Requires Repair & Modernisation
-  Three Bedrooms

-  Two Reception Rooms
-  Good Size Rear Garden
-  No Chain

**Price: £189,950** Subject to Contract

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





An early inspection is recommended of this well planned, semi detached house which is located within a popular residential area, well placed for accessing a number of highly regarded schools.

Offered for sale with no onward chain, the upvc double glazed accommodation requires a comprehensive programme of modernisation and briefly comprises: Entrance Vestibule, Hall, Front Living Room, Rear Lounge and Kitchen on the ground floor. There are three Bedrooms, a Bathroom and separate WC to the first floor.

Outside, there are established gardens to the front and rear, the front incorporating parking, leading to a carport, the rear being enclosed with shaped lawn and established borders.

Preston New Road leads towards the many amenities of both Crossens and Churchtown Villages with local transport facilities to the town centre are readily accessible.



## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 3.66m x 3.35m (12'0" x 11'0")

**Lounge** - 4.22m x 3.35m (13'10" x 11'0")

**Kitchen** - 5.59m x 5.16m (18'4" x 16'11")

## First Floor:

### Landing

**Bedroom 1** - 4.22m x 3.35m (13'10" x 11'0")

**Bedroom 2** - 3.66m x 3.35m (12'0" x 11'0")

**Bedroom 3** - 2.92m x 2.11m (9'7" x 6'11")

**Bathroom** - 2.11m x 1.78m (6'11" x 5'10")

**WC** - 1.27m x 0.99m (4'2" x 3'3")

**Outside:** There are established gardens to the front and rear, the front incorporating parking, leading to a carport, the rear being enclosed with shaped lawn and established borders.

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

**Tenure:** Freehold

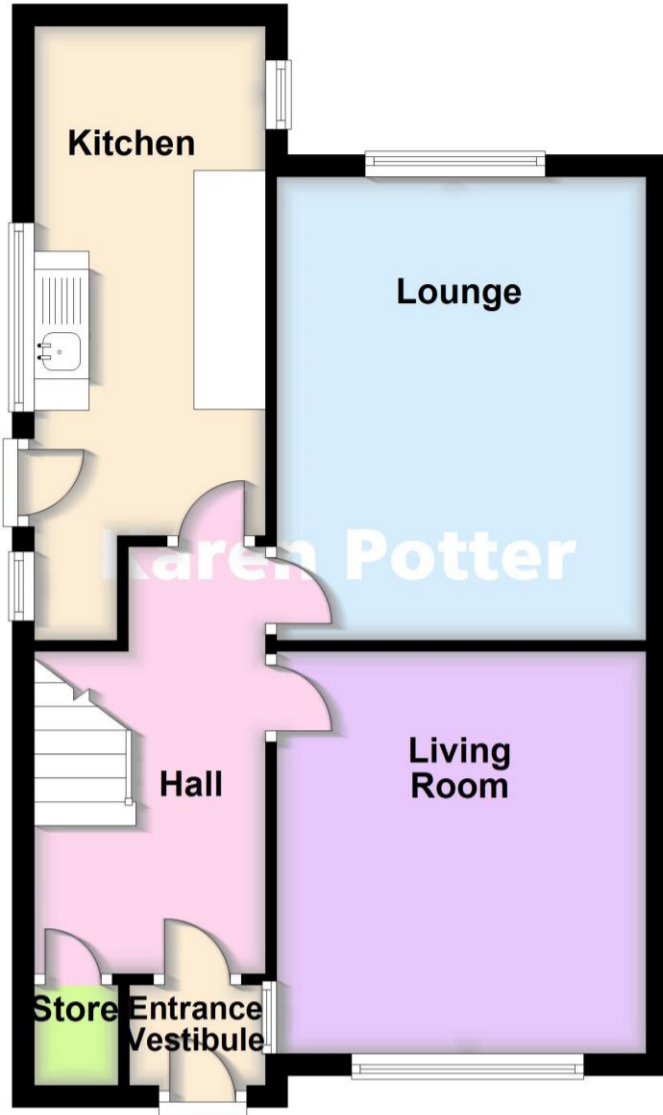
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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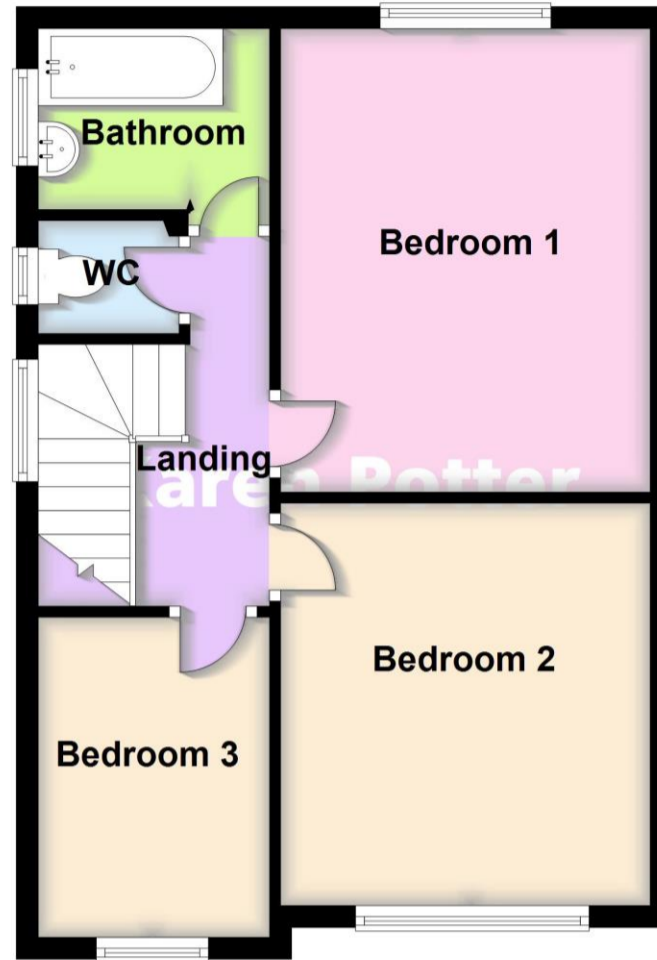
### Ground Floor

Approx. 48.0 sq. metres (516.1 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	35	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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