



-  Semi Detached House
-  'Front Doors Together Style'
-  Two Bedrooms

-  Parking and Gardens
-  Requires Refurbishment
-  No Chain

**Price: £155,000** Subject to Contract

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





Offered for sale with no onward chain, this well planned, traditional, semi detached house of the 'front doors together' style would benefit from a programme of refurbishment and offers excellent potential.

Vernon Road is located off Chester Road which links Old Park Lane with Wennington Road forming part of a popular residential area, conveniently placed for accessing a number of local shops and schools. The gas centrally heated and part double glazed accommodation is arranged over two floors and briefly comprises: Porch, Hall, Living Room, Dining Room, Kitchen and Pantry to the ground floor with two Bedrooms and a Bathroom to the first floor.

Outside, there is a gravel and paved frontage to provide off road parking. The rear garden is well landscaped and incorporates an outbuilding for storage incorporating an outside WC and coal store.



## Ground Floor:

**Porch**

**Hall**

**Living Room** - 3.79m x 3.79m (12'5" x 12'5") into bay

**Lounge** - 3.75m x 3.54m (12'3" x 11'7") Overall

**Kitchen** - 1.99m x 1.91m (6'6" x 6'3")

**Pantry** - 1.77m x 1.07m (5'9" x 3'6")

## First Floor:

**Bedroom 1** - 4.92m x 3.31m (16'1" x 10'10")

**Bedroom 2** - 4.4m x 2.64m (14'5" x 8'7") Overall

**Bathroom** - 2.72m x 2.18m (8'11" x 7'1")

## Outside

Outside, there is a gravel and paved frontage to provide off road parking. The rear garden is well landscaped and incorporates an outbuilding for storage connecting an outside WC and coal store.

## Council Tax

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

## Tenure

The vendor's solicitor has confirmed that the property is Freehold.

## Mobile Phone Signal

Check signal strengths via the link:  
<https://www.signalchecker.co.uk/>

## NB

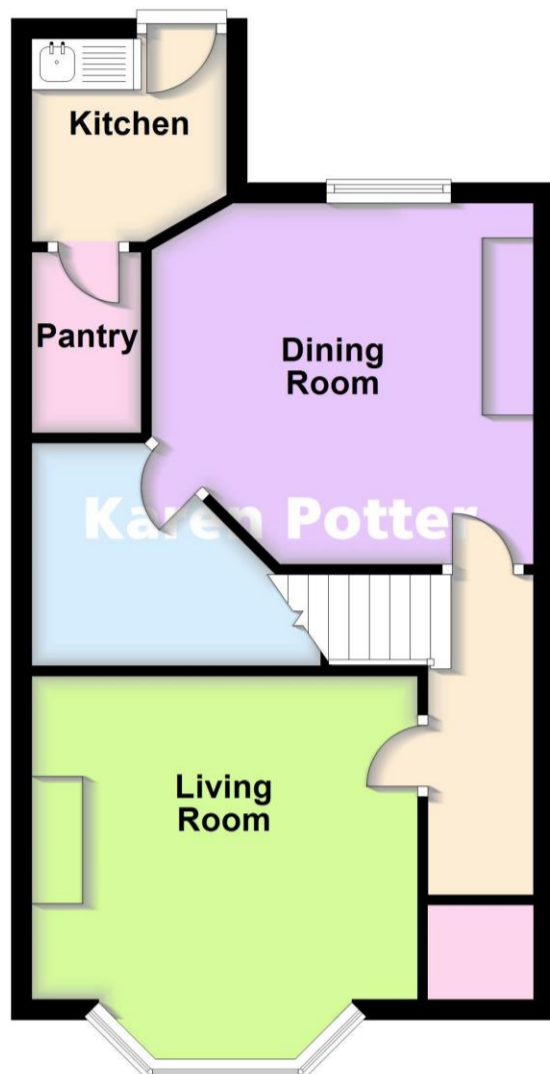
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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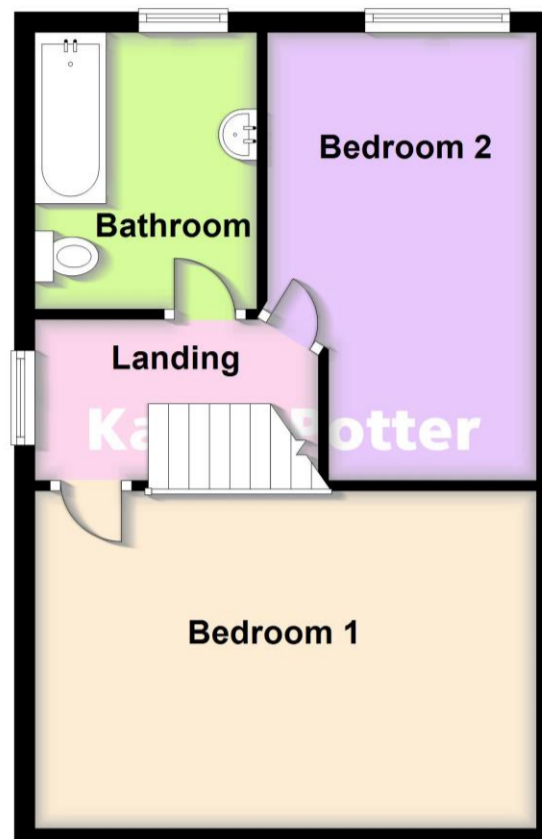
### Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 80.4 sq. metres (865.6 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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(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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