



-  Semi Detached House
-  In Need Of Modernisation
-  Two Double Bedrooms

-  Three Reception Rooms
-  Courtyard To Rear
-  Excellent Potential

**Price: £145,000** 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 of the 'front doors together' style that requires a programme of modernisation.

Installed with gas central heating and double glazing, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Lounge, Living Room, Breakfast Room and Fitted Kitchen to the ground floor. Two double Bedrooms and a Bathroom make up the first floor.

A paved driveway to the front provides off-road parking whilst to the rear there is a small courtyard.

The property is located on Portland Street between Cemetery Road and Chestnut Street where there are public transport facilities to the town centre. There are a number of primary and secondary schools within the vicinity together with King George V Sixth Form College on Scarisbrick New Road.





## Ground Floor:

### Entrance Vestibule

### Hall

**Lounge** - 3.96m x 3.68m (13'0" x 12'1")

**Living Room** - 4.72m overall x 4.37m (15'6" x 14'4")

**Breakfast Room** - 3.33m x 3.23m (10'11" x 10'7")

**Kitchen** - 3.33m x 1.98m (10'11" x 6'6")



## First Floor:

### Landing

**Bedroom 1** - 5.38m x 3.66m (17'8" x 12'0")

**Bedroom 2** - 3.66m x 3.56m (12'0" x 11'8")

**Bathroom** - 3.33m x 3.23m (10'11" x 10'7")

**Outside:** A paved driveway to the front provides off-road parking whilst to the rear there is a small courtyard.

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

**Tenure:** Freehold

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

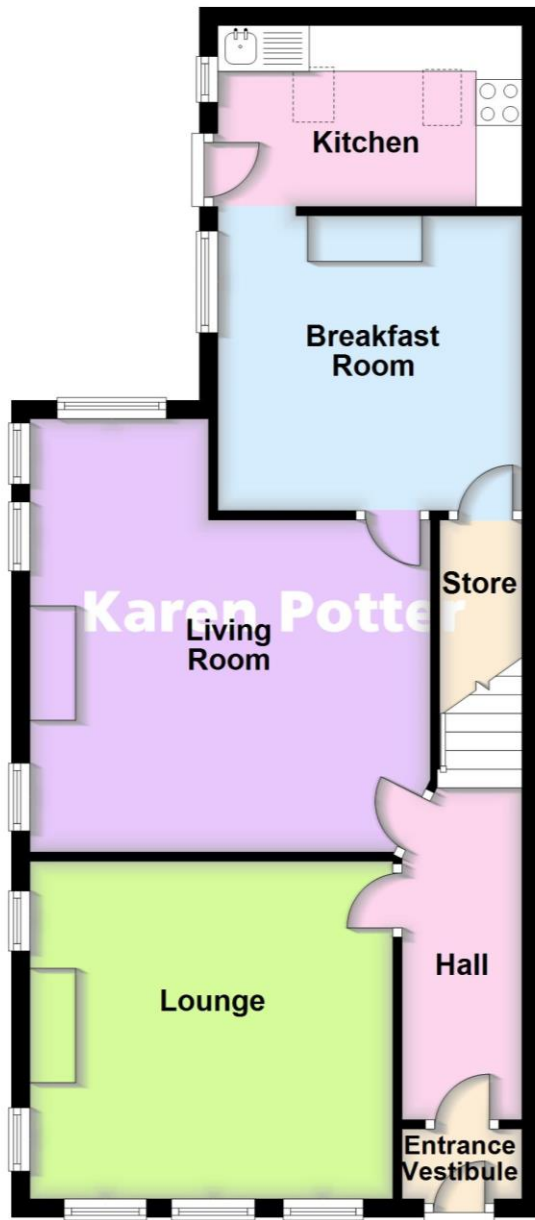
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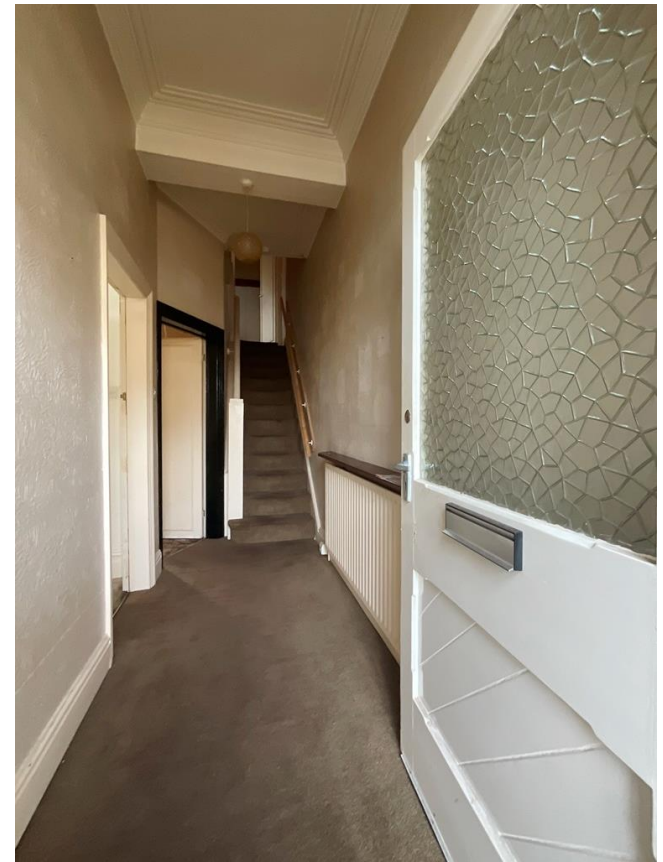
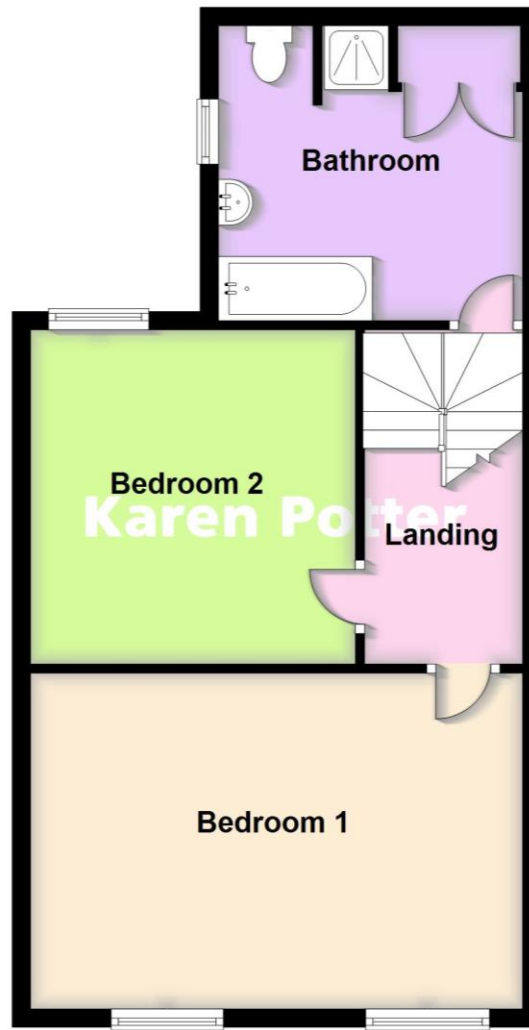
**Ground Floor**

Approx. 60.1 sq. metres (646.6 sq. feet)



**First Floor**

Approx. 50.9 sq. metres (547.9 sq. feet)



Total area: approx. 111.0 sq. metres (1194.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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