



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  In Need Of Modernisation
-  No Chain
-  Inspection Recommended

Price: £160,000 Subject to Contract

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



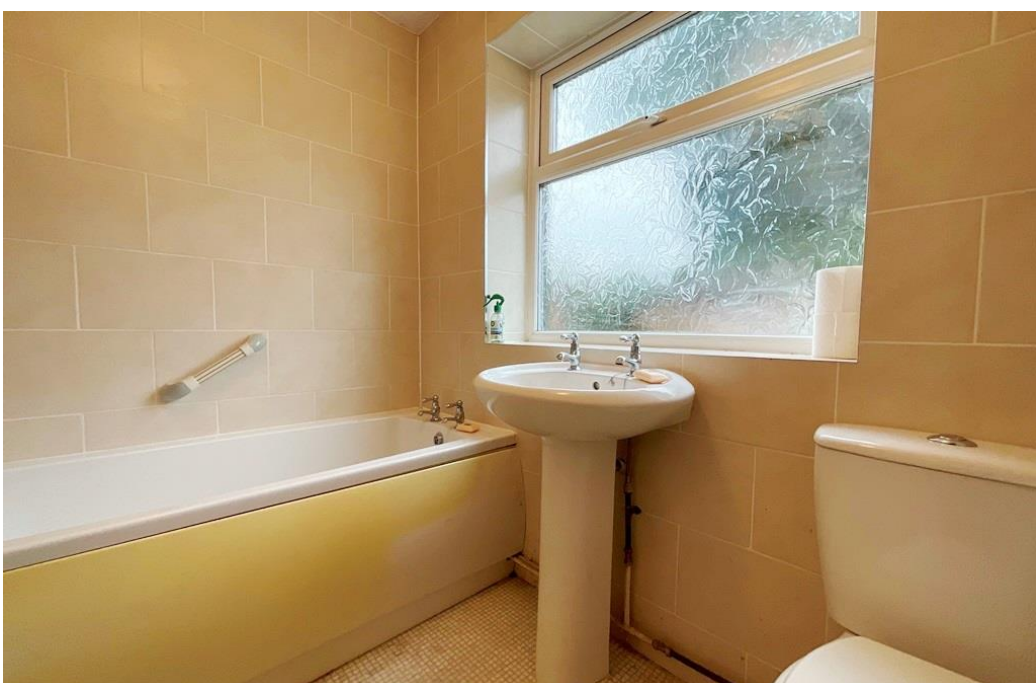


Offered for sale with no onward chain, this well planned semi detached house with good size rear garden is located in a popular residential area of Southport.

The gas centrally heated and double glazed accommodation requires a comprehensive programme of modernisation and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen, Utility and Bathroom to the ground floor with three Bedrooms and WC to the first floor.

Outside, twin gates give access to a paved driveway providing off road parking to the front whilst the rear garden is a good size arranged with paved patio areas, shaped synthetic lawn and well stocked, established borders.

Chester Road is located off Old Park Lane which leads towards local shops at both Roe Lane and Bispham Road. The many amenities of Churchtown Village are readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.29m x 3.4m (14'0" x 11'1") into bay

Dining Room - 3.71m x 3.62m (12'2" x 11'10")

Utility Room - 2.6m x 1.96m (8'6" x 6'5")

Kitchen - 3.79m x 2.57m (12'5" x 8'5")

Pantry - 1.2m x 0.82m (3'11" x 2'8")

Store Room

Bathroom - 2.57m x 1.69m (8'5" x 5'6")

First Floor:

Bedroom 1 - 3.48m x 3.28m (11'5" x 10'9") into wardrobes

Bedroom 2 - 3.62m x 3.04m (11'10" x 9'11")

Bedroom 3 - 2.44m x 2.32m (8'0" x 7'7")

WC - 2.43m x 1.25m (7'11" x 4'1")

Outside

Outside, twin gates give access to a paved driveway providing off road parking to the front whilst the rear garden is a good size arranged with paved patio areas, shaped synthetic lawn and well stocked, established borders.

Council Tax

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

Tenure

Freehold

Mobile Phone Signal

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

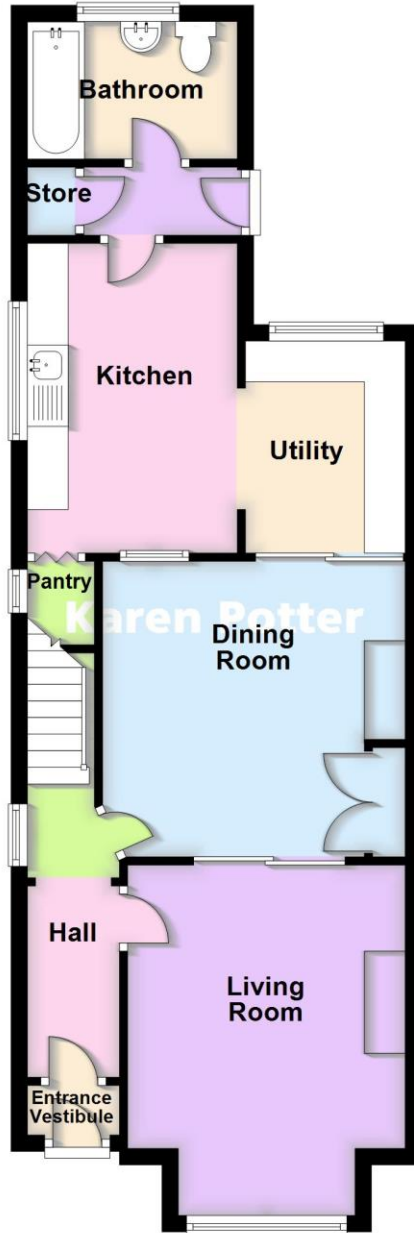
NB

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. 57.5 sq. metres (618.4 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 96.2 sq. metres (1035.9 sq. feet)

EPC AWAITED

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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