



-  Traditional Semi Detached House
-  Front Doors Together Style
-  Two Double Bedrooms

-  Good Size Rear Garden
-  Some General Updating Required
-  No Chain

Price: £160,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this traditional, bay fronted, semi-detached house of the 'front doors together' style which, in the opinion of the Agents, offers well presented and attractively proportioned accommodation in a sought after residential area of Southport.

Offered for sale with no onward chain, the property is installed with gas central heating and upvc double glazing, briefly comprising Entrance Vestibule, Hall, Front Living Room, Rear Dining Room, Kitchen and Utility/WC to the ground floor with two double Bedrooms and Bathroom to the first floor.

Outside there are garden areas to the front and rear, the front incorporating off road parking, the rear garden enclosed and arranged with paved patio, lawn and established borders.

Warren Road is located off Moss Lane with a number of well regarded local schools and Churchtown Shopping Village readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.86m x 3.4m (12'8" x 11'2")

Dining Room - 3.68m x 3.45m (12'1" x 11'4")

Kitchen - 3.1m x 2.41m (10'2" x 7'11")

Utility Room - 3.12m overall x 2.41m (10'3" x 7'11")

WC - 1.12m x 0.81m (3'8" x 2'8")



First Floor:

Landing

Bedroom 1 - 4.52m x 3.18m (14'10" x 10'5")

Bedroom 2 - 3.45m x 2.87m (11'4" x 9'5")

Bathroom - 3.1m x 2.41m (10'2" x 7'11")

Outside: There are garden areas to the front and rear, the front incorporating off road parking, the rear garden being a particular feature, enclosed and arranged with paved patio, lawn and established borders.



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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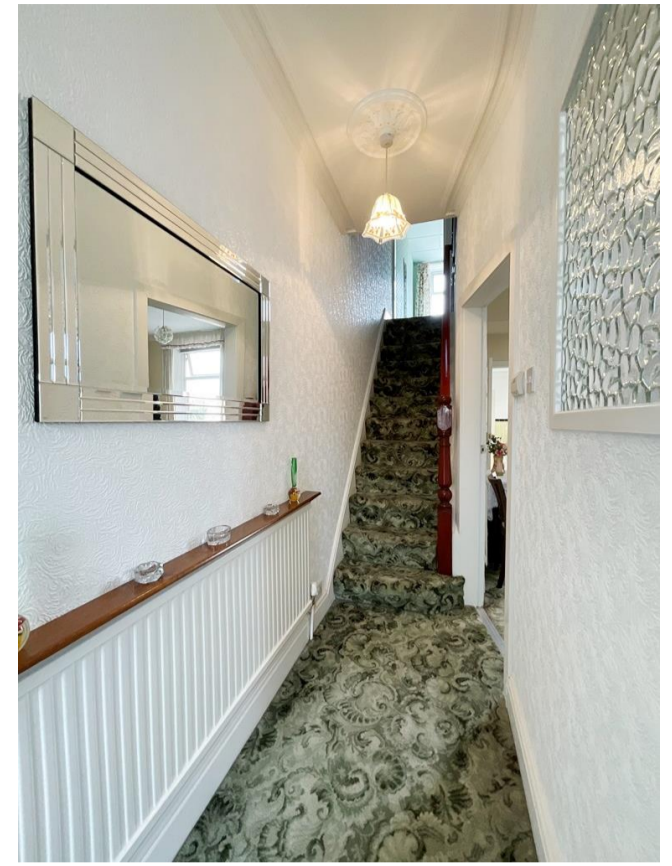
Ground Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 84.5 sq. metres (909.8 sq. feet)



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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk