



-  Mid Terraced House
-  Three Bedrooms
-  Two Reception Rooms

-  In Need Of General Updating
-  Good Size Rear Garden
-  Inspection Recommended

Price: £135,000 Subject to Contract

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





IDEAL FOR FIRST TIME BUYERS – A traditional mid terraced house located in a popular residential area and offering deceptively spacious accommodation.

The accommodation briefly comprises Entrance Vestibule, Hall, Front Living Room, Rear Lounge, Kitchen and Bathroom to the ground floor with three Bedrooms to the first. Gas central heating and double glazing are installed.

Outside, there is a small front garden and a very long rear garden with paved patio, extensive lawn and mature borders.

Compton Road forms part of a popular residential area, convenient for local schools, shops and public transport facilities to the town centre.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.34m into bay x 3.56m (14'3" x 11'8")

Lounge - 3.66m x 3.56m (12'0" x 11'8")

Kitchen - 2.59m x 2.29m (8'6" x 7'6")

Bathroom - 2.29m x 1.85m (7'6" x 6'1")



First Floor:

Landing

Bedroom 1 - 4.67m x 3.51m (15'4" x 11'6")

Bedroom 2 - 2.79m x 2.29m (9'2" x 7'6")

Bedroom 3 - 2.79m x 2.29m (9'2" x 7'6")

Outside: There is a small front garden and a very long rear garden with paved patio, extensive lawn and mature borders.



Note: There is a pedestrian right of way in favour of no. 22 across the back of no. 20 and no. 18.

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

Tenure: Freehold

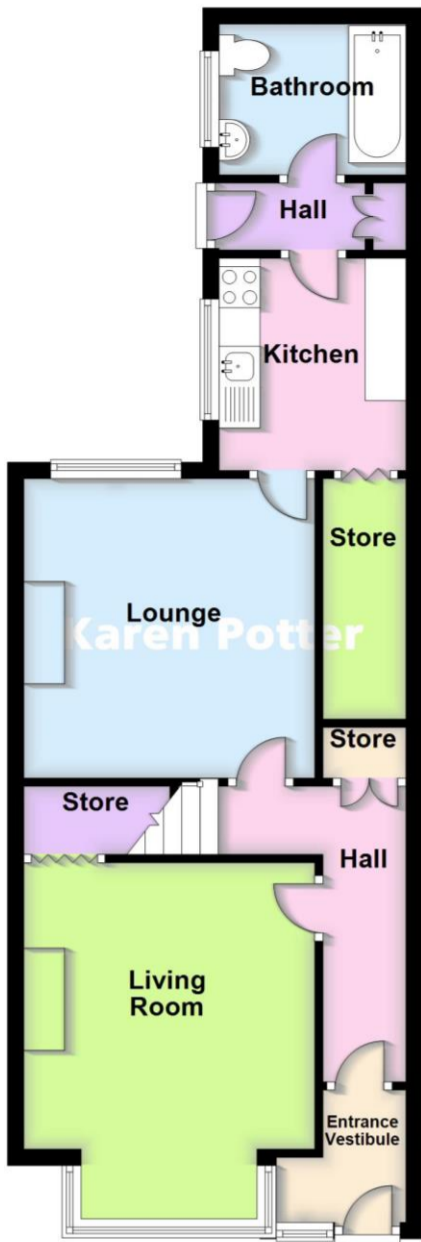
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.



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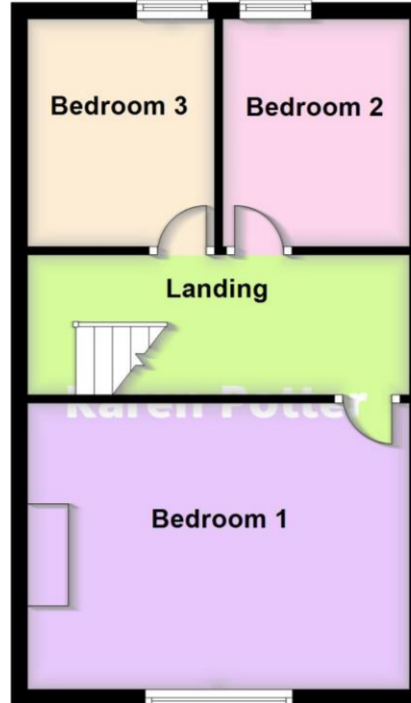
Ground Floor

Approx. 53.3 sq. metres (573.6 sq. feet)

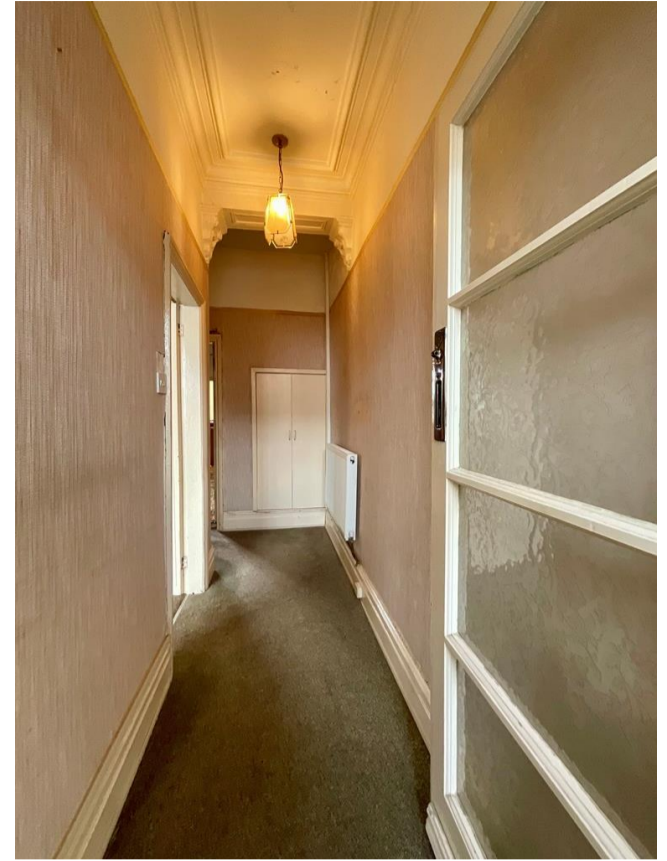


First Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 91.6 sq. metres (985.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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