



-  End Terraced House
-  Accommodation Across Three Floors
-  One Double Bedroom

-  Two Reception Rooms
-  Courtyard Garden
-  No Chain

Price: £119,950 Subject to Contract

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





Offered for sale with no onward chain, this end terraced house is well placed for accessing the amenities of Southport town centre.

The gas centrally heated and double glazed accommodation is arranged over three floors and briefly comprises: Entrance Vestibule, Living Room, Kitchen and Lean-To on the ground floor with Lounge and Shower Room to the first floor and double Bedroom to the second floor.

Outside, the front is gravel laid to provide off road parking whilst the rear courtyard garden is also gravel laid for ease of maintenance.

The property is positioned on Kensington Road, between the junctions of Derby Road and Hall Street, very well placed for accessing the shops and amenities of the town centre.



Ground Floor:

Entrance Vestibule

Living Room - 3.84m overall x 2.69m (12'7" x 8'10")

Kitchen - 5.31m x 2.69m (14'41" x 8'10")

Lean-to - 3.58m x 2.69m (11'9" x 8'10")

First Floor:

Landing

Shower Room - 2.97m x 0.89m (9'9" x 2'11")

Lounge - 4.27m x 2.69m (14'0" x 8'10")

Second Floor:

Bedroom - 7.34m x 2.69m (24'1" x 8'10")

Outside: The front is gravel laid to provide off road parking whilst the rear courtyard garden is also gravel laid for ease of maintenance.

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

Tenure: Leasehold for a residue of 999 years from 1st July 1947 with a fixed ground rent of £3

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

(prox. 32.2 sq. metres (346.8 sq. feet))



First Floor

Approx. 19.7 sq. metres (211.7 sq. feet)



Second Floor

Approx. 19.7 sq. metres (211.7 sq. feet)



Total area: approx. 71.6 sq. metres (770.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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