



-  Extended Semi Detached House
-  Four Bedrooms
-  Two Receptions & Dining Kitchen

-  Two Bathrooms
-  Low Maintenance Gardens
-  Immaculate Throughout

Price: £249,950 Subject to Contract

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





An early inspection is highly recommended of this immaculately presented, extended, double fronted semi detached house set in low maintenance gardens and located in a popular residential area of Southport.

The gas centrally heated and double glazed accommodation offers deceptively spacious accommodation across two floors briefly comprising: Porch, Hall, Living Room, modern fitted Kitchen/Dining Room, Study, Utility and Shower Room to the ground floor with four Bedrooms and a Bathroom to the first floor.

Outside, the front is block paved to provide off road parking for two cars, whilst the rear garden has been landscaped with paved patio and synthetic lawn.

Haig Avenue is located off Meols Cop Road where there are public transport facilities to the town centre. There are a number of primary and secondary schools within the vicinity and the railway station on the Southport/Manchester line. Local shops can be found at Haig Avenue and Bispham Road.



Ground Floor:

Porch

Hall

Living Room - 4.52m x 3.48m (14'10" x 11'5")

Kitchen/Dining Room - 5.92m x 4.44m (19'5" x 14'7")

Study - 4.32m x 2.16m (14'2" x 7'1")

Utility Cupboard - 1.55m x 1.09m (5'1" x 3'7")

Shower Room - 2.16m x 1.22m (7'1" x 4'0")

First Floor:

Landing

Bedroom 1 - 4.04m x 2.51m (13'3" x 8'3")

Bedroom 2 - 4.09m x 2.59m overall (13'5" x 8'6")

Bedroom 3 - 4.6m x 2.16m (15'1" x 7'1")

Bedroom 4 - 3.15m x 2.51m (10'4" x 8'3")

Bathroom - 1.83m x 1.57m (6'0" x 5'2")

Outside: The front is block paved to provide off road parking for two cars, whilst the rear garden has been landscaped with paved patio and synthetic lawn.

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/>

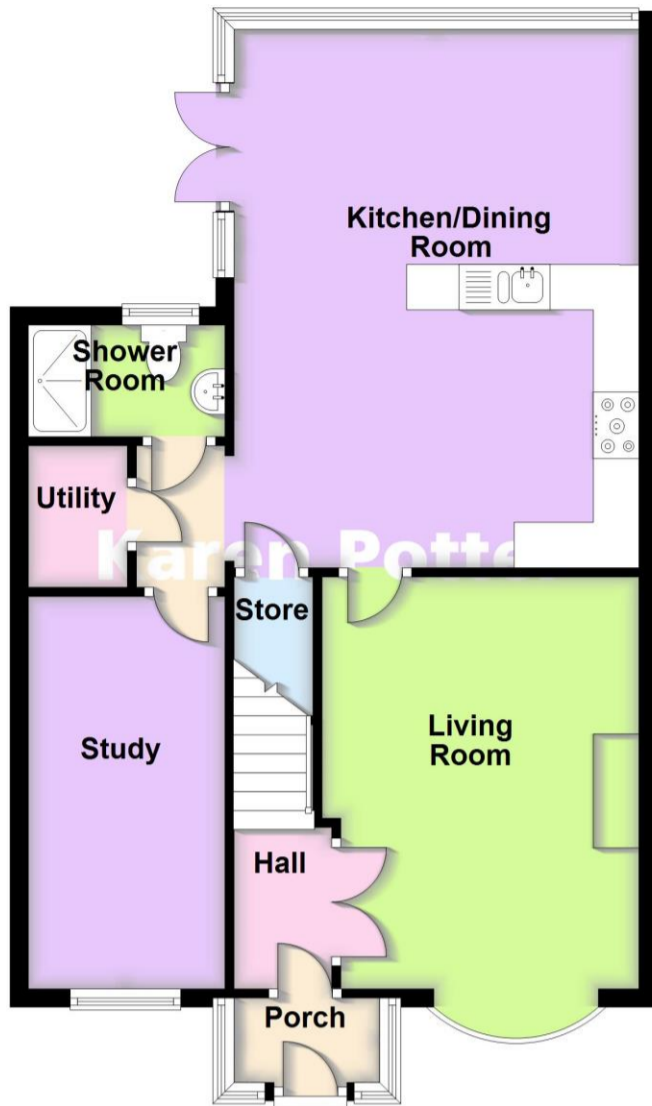
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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

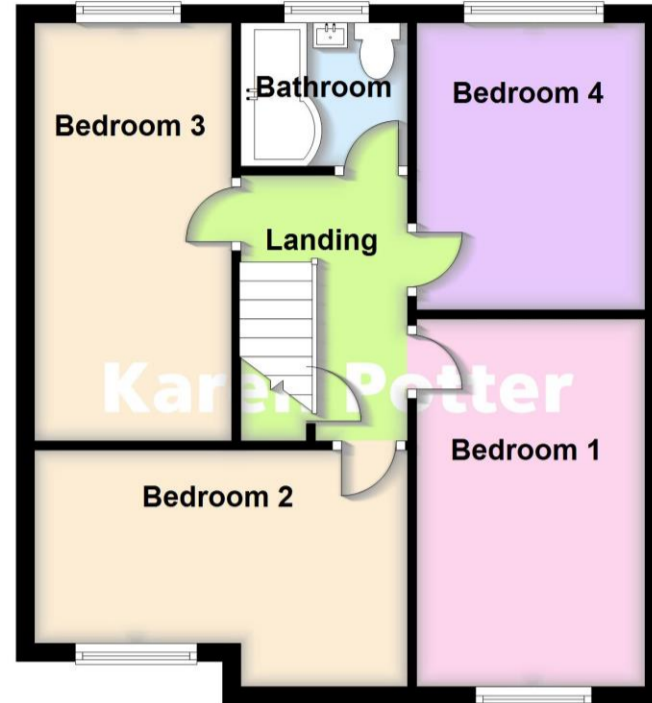
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Ground Floor
Approx. 65.2 sq. metres (701.4 sq. feet)



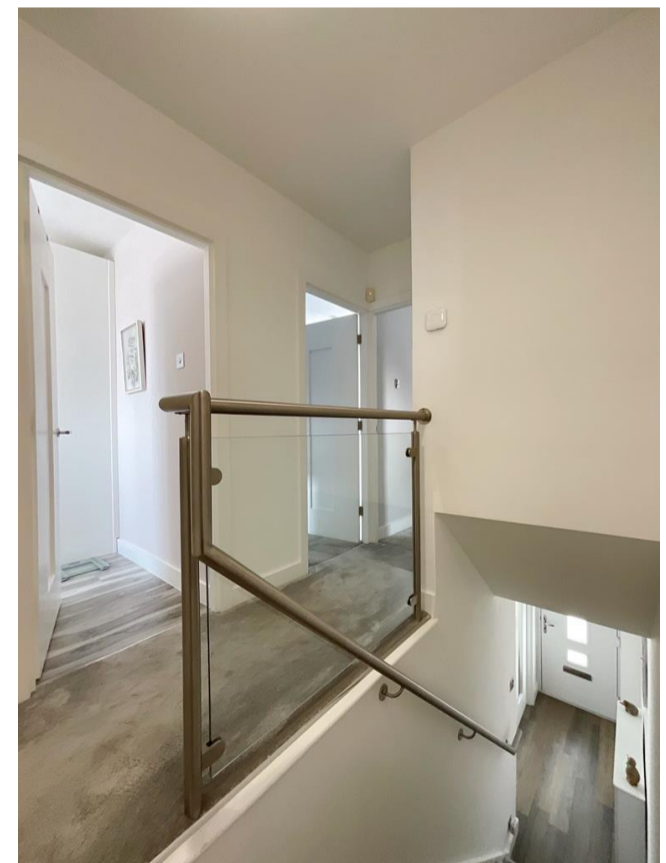
First Floor
Approx. 47.8 sq. metres (514.0 sq. feet)



Total area: approx. 112.9 sq. metres (1215.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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