



-  Traditional Semi Detached House
-  Three Bedrooms
-  Fitted Kitchen/Dining Room

-  Much Improved By Current Owners
-  South West Facing Rear Garden
-  Inspection Highly Recommended

Price: £270,000 Subject to Contract

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





An early inspection is highly recommended of this traditional, bay fronted semi-detached family house much improved by the current owners, offering excellent family accommodation, located in a popular residential area of Southport.

The gas centrally heated and triple glazed property offers generously proportioned accommodation comprising Entrance Vestibule, Hall, Living Room, open plan Kitchen/Dining Room, Utility Room and Conservatory to the ground floor. There are three Bedrooms and Bathroom to the first floor with a staircase giving access to the Loft Room.

Outside, a double width driveway to the front provides off road parking. The established rear garden has an open aspect over playing fields and is planned with paved patio, shaped lawn and mature trees.

Portland Street is located off Cemetery Road and there are public transport facilities to the town centre. There are a number of primary and secondary schools within the vicinity together with King George V Sixth Form College at Scarisbrick New Road.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.24m into bay x 3.91m (13'11" x 12'10")

Kitchen/Dining Room - 5.23m x 4.62m overall (17'2" x 15'2")

Utility Room - 2.31m x 1.57m (7'7" x 5'2")

Conservatory - 3.68m x 2.62m (12'1" x 8'7")



First Floor:

Landing

Bedroom 1 - 5.23m into wardrobes x 4.24m into bay (17'2" x 13'11")

Bedroom 2 - 3.23m x 2.74m (10'7" x 9'0")

Bedroom 3 - 3.23m x 2.39m (10'7" x 7'10")

Bathroom - 2.39m x 1.83m (7'10" x 6'0")

Loft Room - 4.09m x 2.9m (13'5" x 9'6")



Outside: There is a double width driveway to the front providing off road parking. The established rear garden has an open aspect over playing fields and is planned with paved patio, shaped lawn and mature trees.

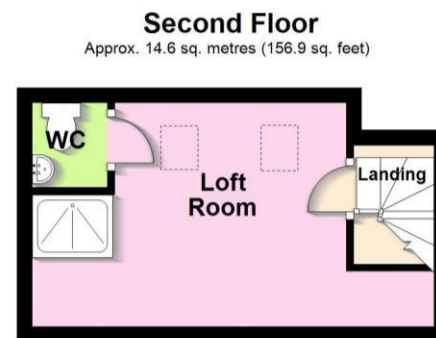
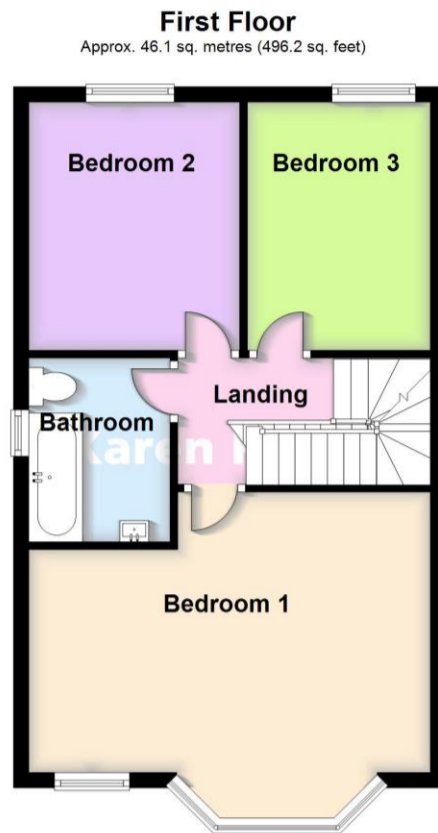
Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B

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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Total area: approx. 122.2 sq. metres (1315.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk