



-  Mid Terraced House
-  Ideal for First Time Buyers
-  NO CHAIN

-  Two Bedrooms
-  Garden to Rear
-  First Floor Bathroom

Price: £130,000 Subject to Contract

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





Ideal for first time buyers or buy to let investors, a traditional mid terraced house in need of modernisation, located in a popular residential area convenient for local shops, schools and public transport facilities.

The property has the benefit of no chain and briefly comprises Hall, through Living Room/Dining Room and small Kitchen to the ground floor with two Bedrooms and Bathroom to the first. Outside there are garden areas to the front and rear.

Compton Road is located off Kew Road. Birkdale Shopping Village together with the railway station on the Southport/Liverpool commuter line are readily accessible.



Open Porch

Hall

Through Living Room - 6.86m x 3.61m (22'6" x 11'10") plus splay bay window to the front.

Kitchen - 2.41m x 2.11m (7'11" x 6'11")

First Floor:

Landing

Front Bedroom 1 - 4.55m x 3.3m (14'11" x 10'10")
Overall

Rear Bedroom 2 - 3.66m x 2.44m (12'0" x 8'0")

Bathroom - 2.41m x 1.55m (7'11" x 5'1")

Outside:

There are garden areas to the front and rear of the property.

Tenure:

Freehold.

Council Tax:

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

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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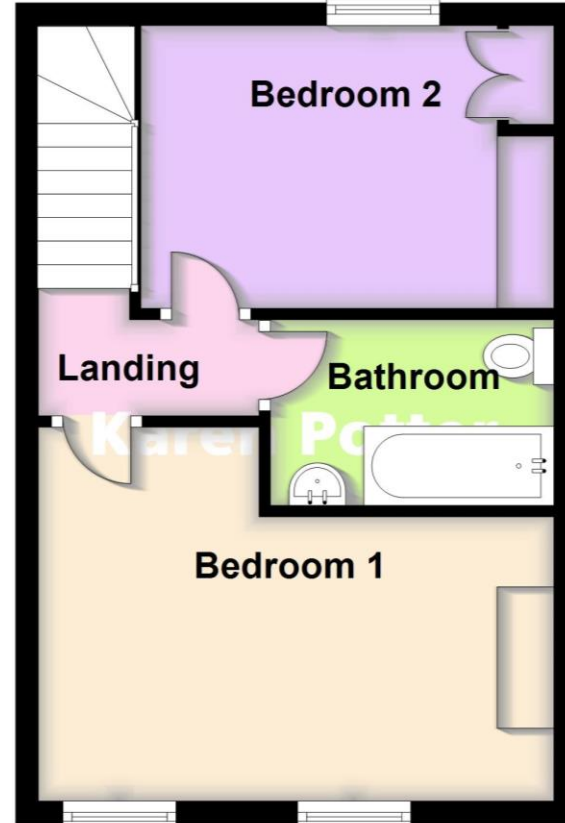
Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



Total area: approx. 67.6 sq. metres (727.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(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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