



-  Semi-Detached Family House
-  Generously Proportioned Accommodation
-  Three Bedrooms

-  In Need of Modernisation
-  NO CHAIN
-  Cellar, Parking & Garden Areas

Price: Offers over £210,000 Subject to Contract

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





Offered for sale with no onward chain, this generously proportioned, semi detached house of the 'front doors together' style with good size rear garden must be viewed to be fully appreciated.

Installed with gas central heating and double glazed throughout, the well planned accommodation would benefit from a programme of modernisation and briefly comprises: Hall, Living Room, Lounge and Kitchen/Breakfast Room to the ground floor with three Bedrooms and Wet Room to the first. There are also three cellar storage rooms accessed via a staircase in the Kitchen.

Outside, the front is paved to provide off road parking whilst the rear garden is a good size, arranged with paved patio and extensive lawn.

The property is located on Leyland Road between the junctions of Manchester Road and Queens Road, well placed for accessing a number of local shops, Hesketh Park and the town centre.



GROUND FLOOR:

Hall

Living Room - 4.93m into bay x 3.94m (16'2" x 12'11")

Lounge - 3.89m x 3.25m (12'9" x 10'8")

Kitchen/Breakfast Room - 5.41m into bay x 3.35m (17'9" x 11'0")

FIRST FLOOR:

Landing

Bedroom 1 - 5.16m x 4.27m (16'11" x 14'0")

Bedroom 2 - 3.86m x 3.3m (12'8" x 10'10")

Bedroom 3 - 5.18m overall x 3.35m overall (17'0" x 11'0")

Wet Room - 2.62m x 1.63m (8'7" x 5'4")

CELLARS:

Cellar Room 1: 7.43m (24'4") x 1.19m (3'11")

Cellar Room 2: 4.83m (15'10") max x 3.85m (12'8")

Cellar Room 3: 3.88m (12'9") x 3.19m (10'6")

OUTSIDE:

The front is paved to provide off road parking whilst the rear garden is a good size, arranged with paved patio and extensive lawn.

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

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>

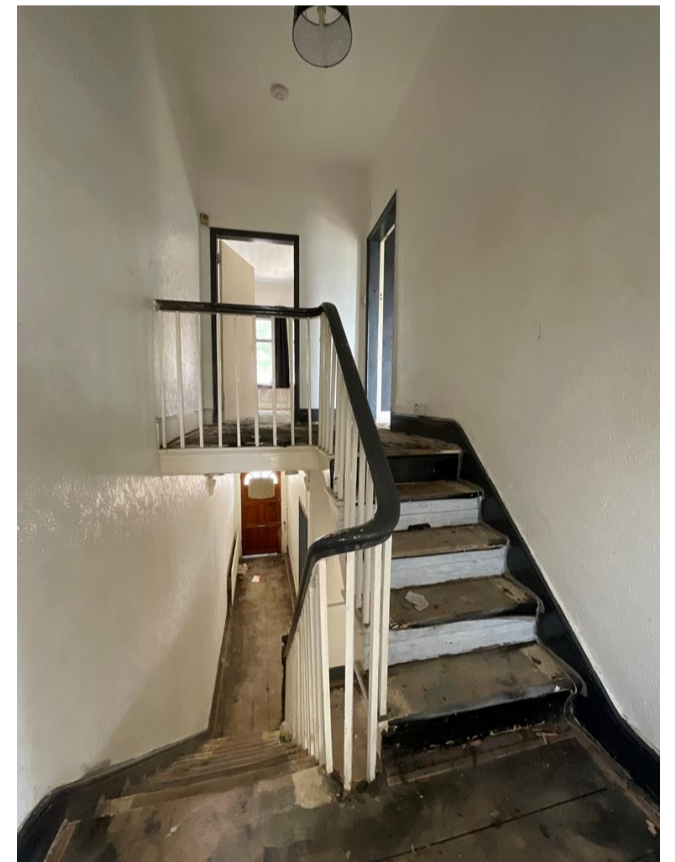
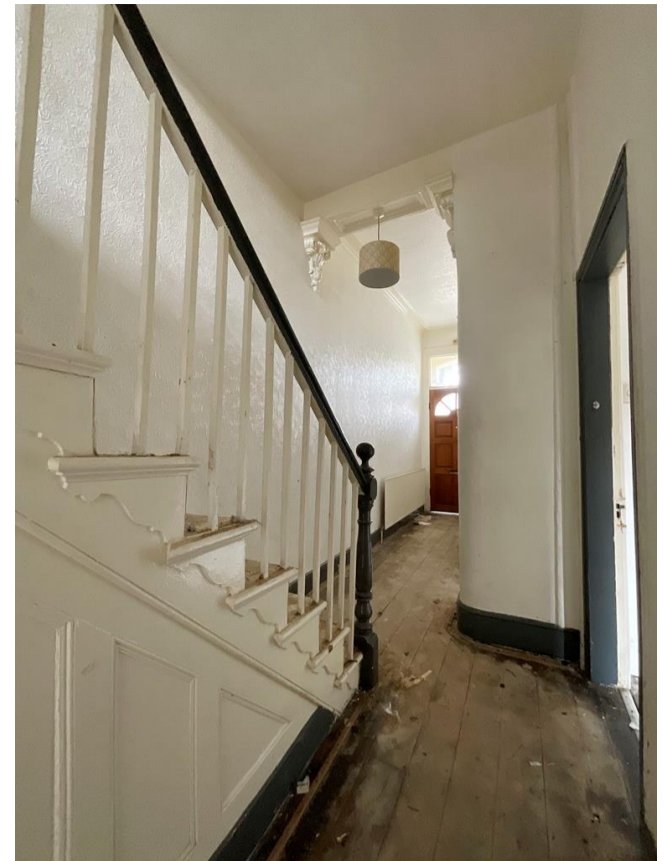
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 163.0 sq. metres (1754.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(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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