



-  Semi Detached House
-  Front Doors Together Style
-  Two Double Bedrooms

-  Two Reception Rooms
-  Modern Kitchen & Bathroom
-  No Chain

Price: £195,000 Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this beautifully presented, semi-detached house of the 'front doors together style' which offers well planned, pleasantly proportioned accommodation in a much sought after residential area of Southport.

Recently redecorated throughout and arranged over two floors, the gas centrally heated and upvc double glazed accommodation briefly comprises: Hall, Living Room, Lounge and Kitchen to the ground floor with two double Bedrooms and Bathroom to the first floor.

Outside, the front is block paved and the rear garden has paved patio areas, shaped lawn and established border. A brick outbuilding is subdivided into utility area and garden store.

Warwick Street is located off Cemetery Road where there are public transport facilities to Birkdale village and Southport town centre.



Ground Floor:

Hall

Living Room - 3.71m into bay x 3.61m (12'2" x 11'10")

Lounge - 4.04m overall x 3.86m (13'3" x 12'8")

Kitchen - 2.67m x 2.59m (8'9" x 8'6")

First Floor:

Landing

Bedroom 1 - 4.83m x 3.66m (15'10" x 12'0")

Bedroom 2 - 3.68m x 3m (12'1" x 9'10")

Bathroom - 2.69m x 2.59m (8'10" x 8'6")

Outside: The front is block paved whilst the rear garden has paved patio areas, shaped lawn and established border. A brick outbuilding is subdivided into utility area and garden store.

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

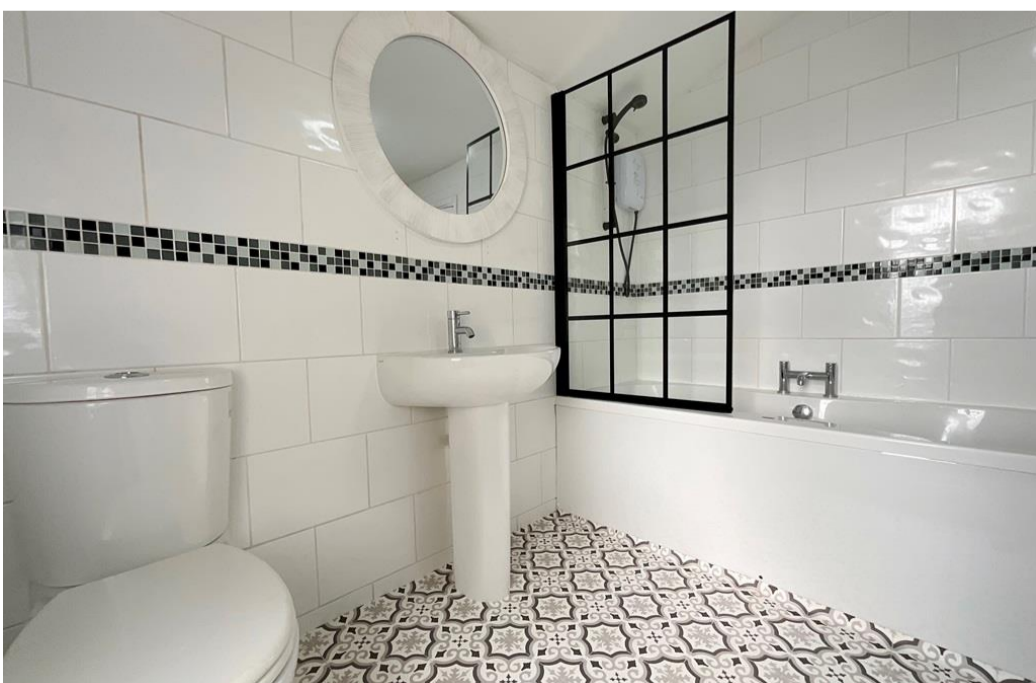
Tenure: Freehold

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>

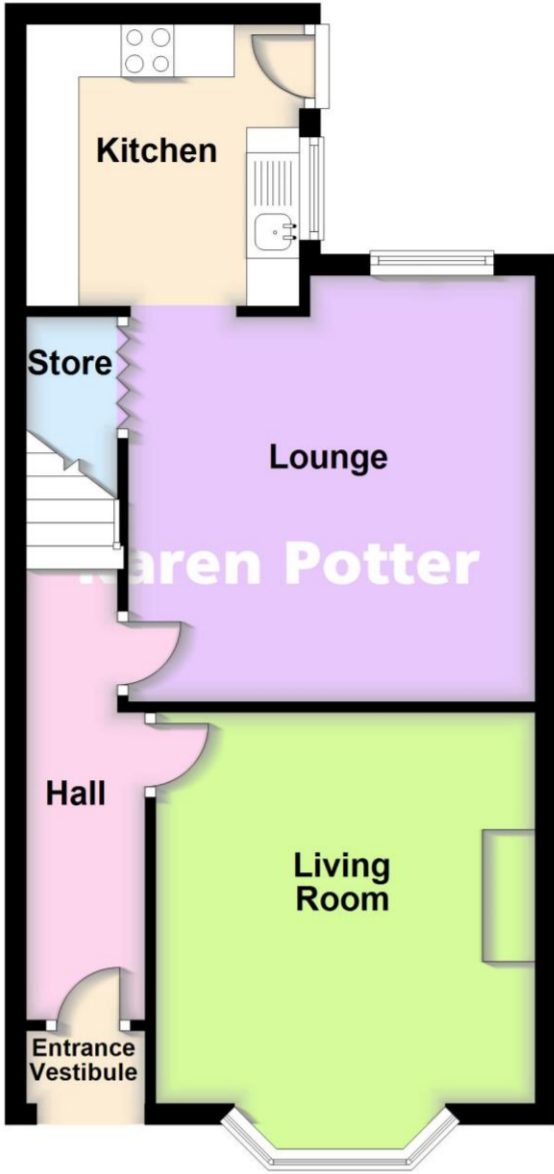
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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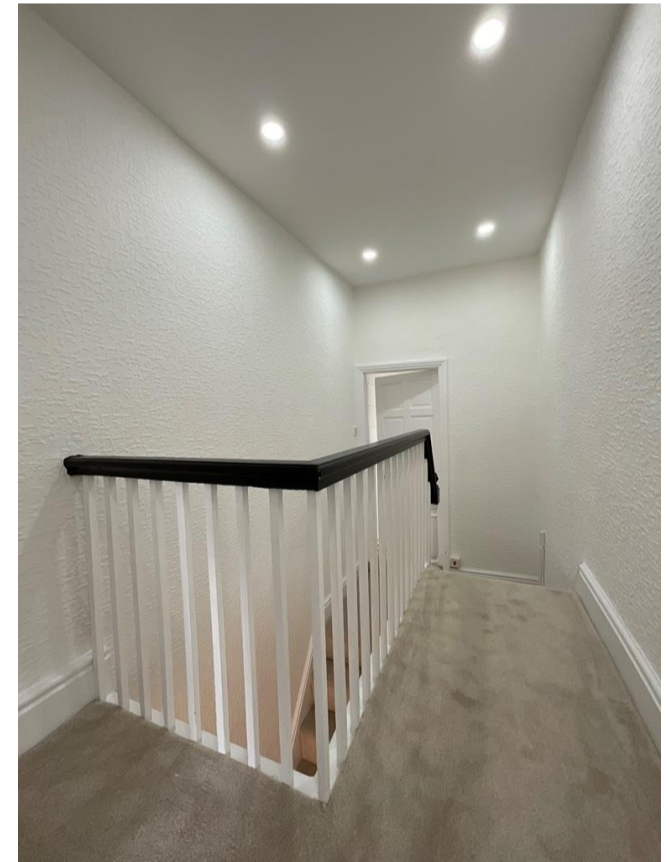
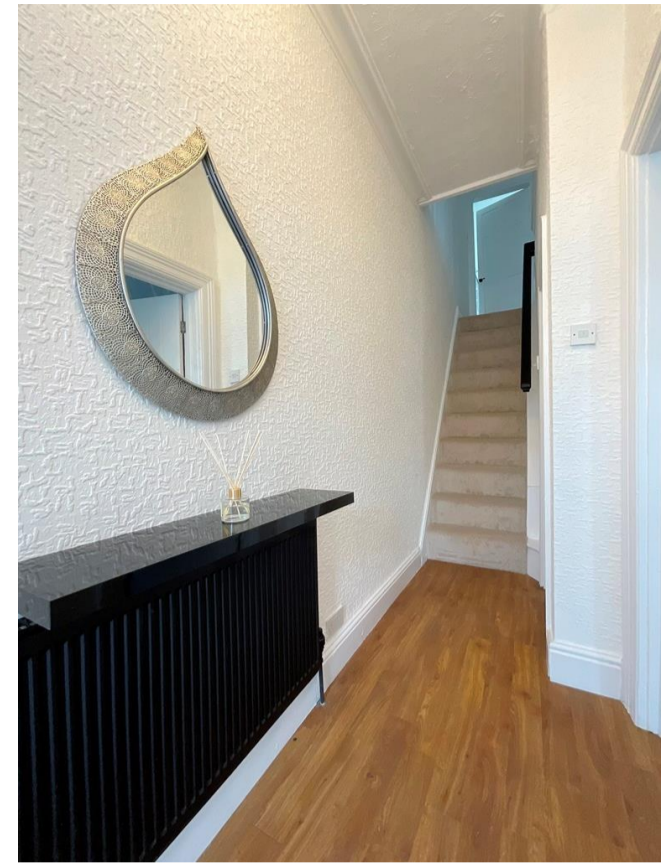
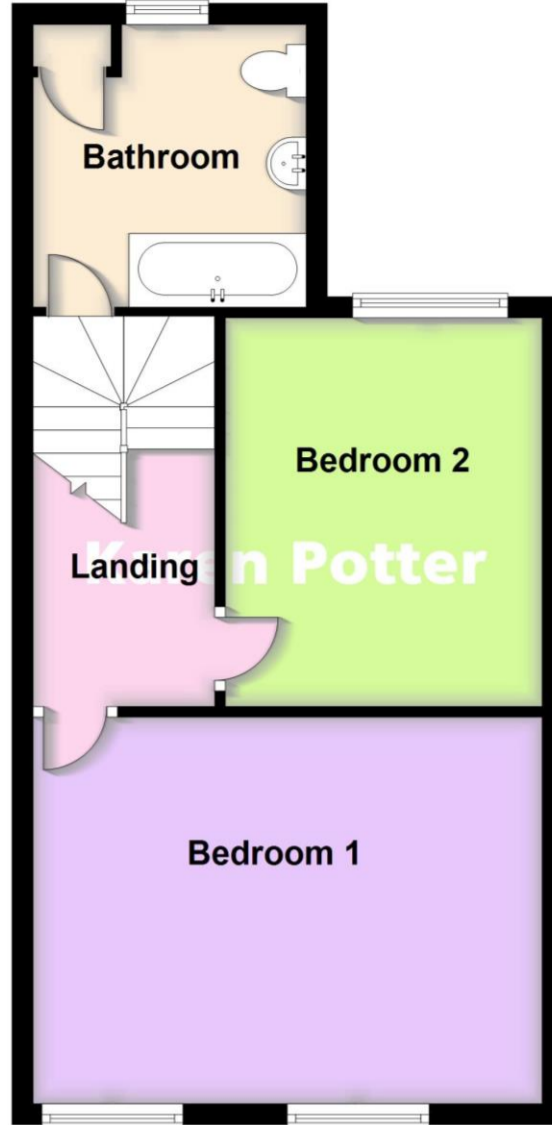
Ground Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Total area: approx. 87.6 sq. metres (942.4 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	63	
(39-54) E		
(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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