



-  Semi Detached House
-  In Need Of Modernisation
-  Two Double Bedrooms

-  Potential For En-Suite
-  Courtyard
-  No Chain

**Price: Offers Over £135,000**

Subject to Contract

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







Offered for sale with no onward chain, this traditional, bay fronted, semi detached house requires a programme of general updating and offers excellent potential.

Part double glazed and gas centrally heated, the accommodation is arranged over two floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen and Shower Room to the ground floor with two double Bedrooms (one with potential en-suite off) to the first floor.

Outside, the property has a gravel laid front garden and a small courtyard to the rear.

The property stands on Duke Street between the junctions of Birch Street and Cemetery Road, with the amenities of Southport town centre and Birkdale village a short drive away.





## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 3.63m plus bay x 3.28m (11'11" x 10'9")

**Dining Room** - 3.78m x 3.28m (12'5" x 10'9")

**Kitchen** - 5.05m x 1.96m (16'7" x 6'5")

**Shower Room** - 2.39m x 1.88m (7'10" x 6'2")

## First Floor:

### Landing

**Bedroom 1** - 3.94m x 3.28m (12'11" x 10'9")

**Potential En-Suite** - 3.12m x 2.01m (10'3" x 6'7")

**Bedroom 2** - 3.66m x 3.28m (12'0" x 10'9")

**Outside:** The property has a gravel laid front garden and a small courtyard to the rear.

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

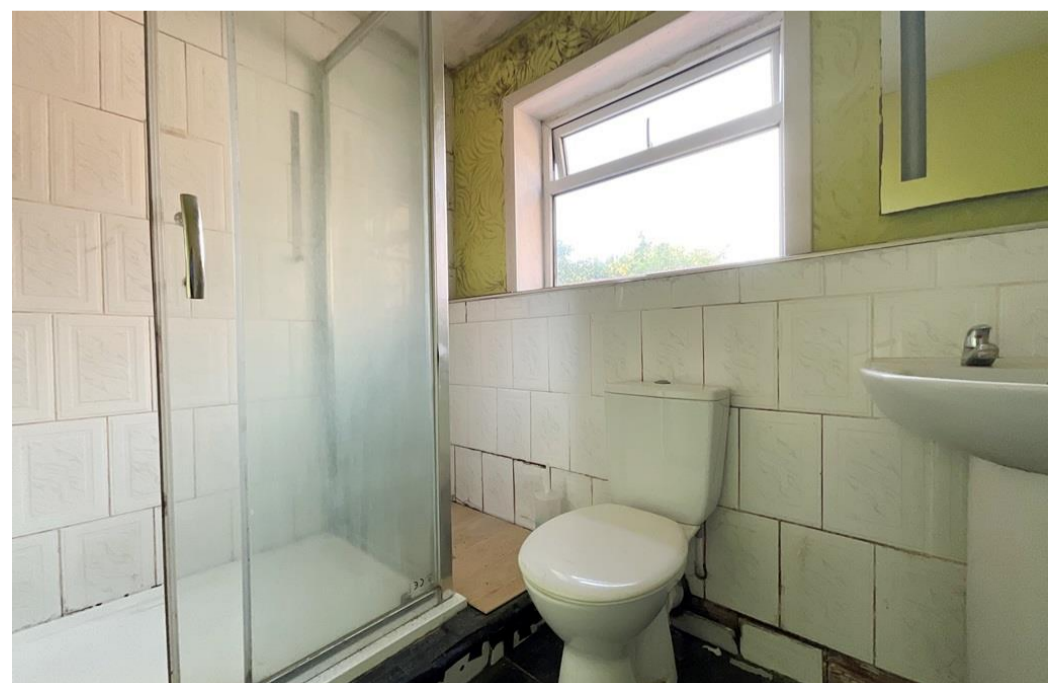
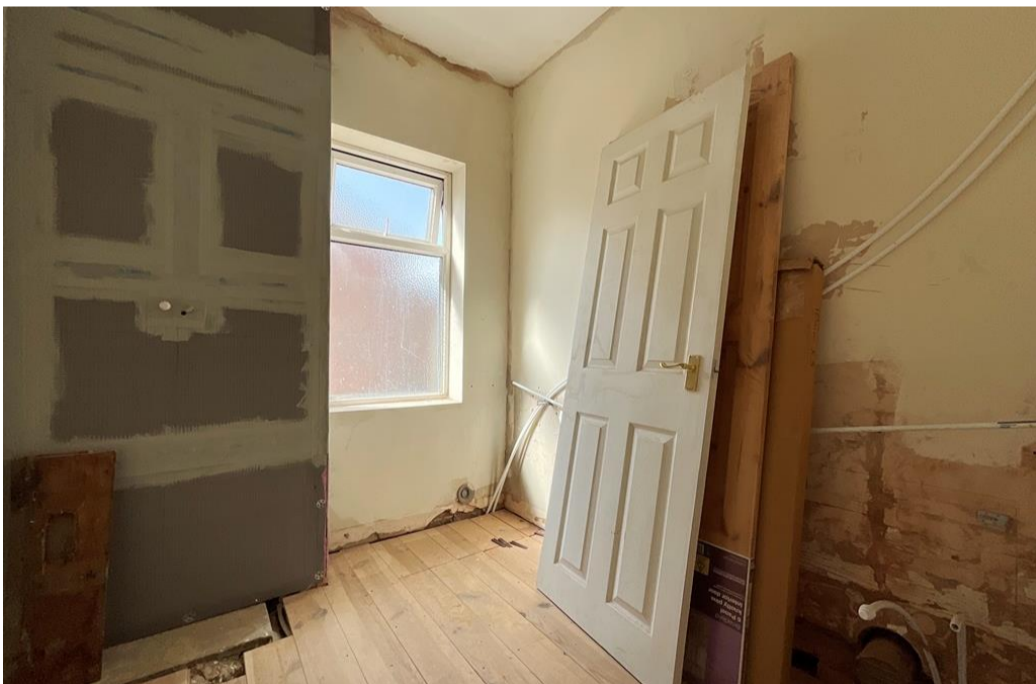
**Tenure:** Freehold

**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.

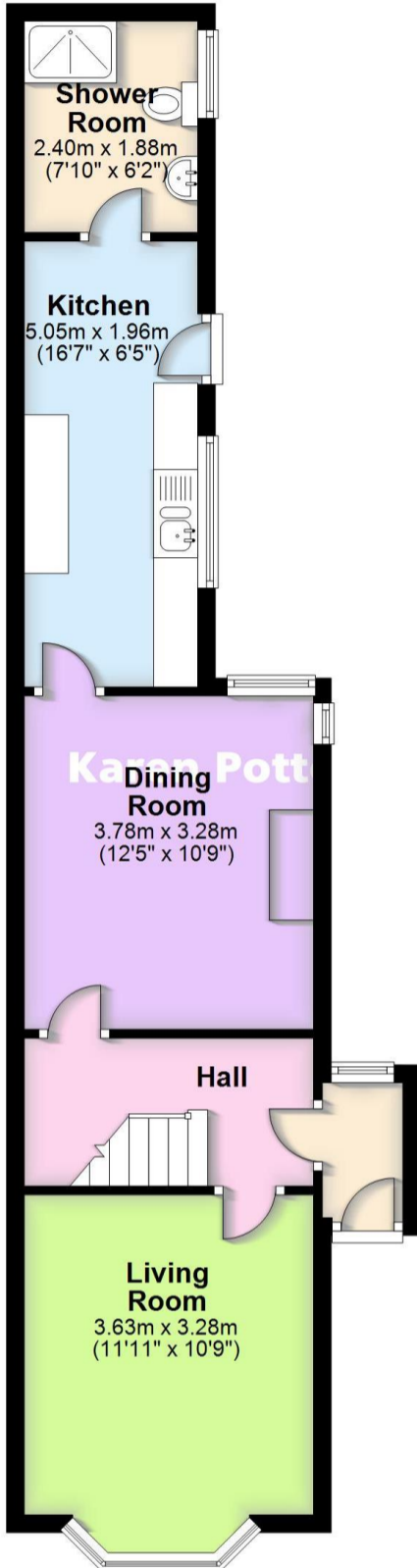
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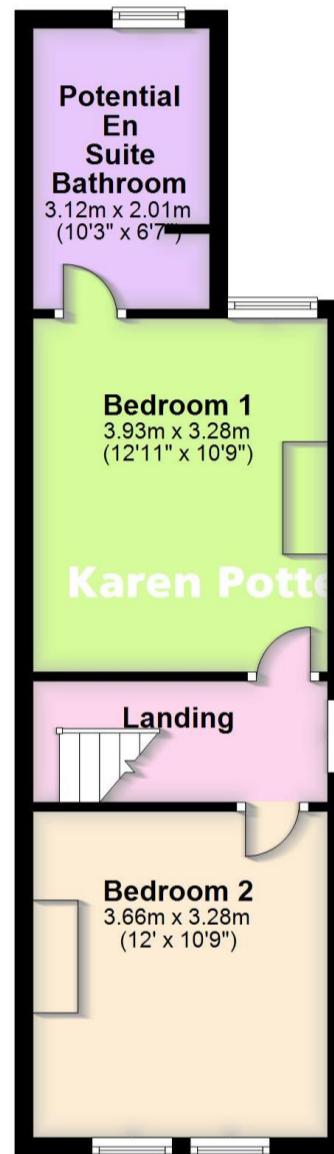
### Ground Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



### First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 82.9 sq. metres (891.8 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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