



-  Semi-Detached House
-  Recently Fitted Double Glazing
-  NO CHAIN

-  Four Bedrooms
-  Gardens, Off Road Parking
-  Gas Central Heating

Price: £195,000 Subject to Contract

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





NO CHAIN - A traditional semi-detached house of the "front doors together" style offering generously proportioned accommodation with gas central heating and recently installed upvc double glazing.

The property is in need of modernisation with accommodation planned over three levels, including a converted loft, and comprises Hall, Through Living Room and Dining Kitchen to the ground floor with three Bedrooms and Bathroom to the first. There is a staircase on the first floor landing leading to a fourth Bedroom and storage area. Outside there are compact garden areas to the front and rear, the front incorporating off road parking.

Clifton Road is located off Cypress Road, adjacent to Norwood Road where there are public transport facilities and access to a number of local schools. The railway station on the Southport/Manchester line is readily accessible.



GROUND FLOOR:

Hall

Through Living Room - 3.86m x 8.03m (12'8" x 26'4") including splay bay window to the front.

Dining Kitchen - 5.84m x 2.41m (19'2" x 7'11")

FIRST FLOOR:

Landing

Front Bedroom 1 - 4.88m x 3.38m (16'0" x 11'1")

Rear Bedroom 2 - 3.68m x 3.1m (12'1" x 10'2")

Rear Bedroom 3 - 2.26m x 2.16m (7'5" x 7'1")

Bathroom - 2.29m x 1.52m (7'6" x 5'0")

SECOND FLOOR (Loft Conversion): -

Landing with store cupboard.

Bedroom 4 - 3.2m x 3.1m (10'6" x 10'2")

OUTSIDE:

There are compact garden areas to the front and rear of the property, the front incorporating off road parking, the rear garden enclosed and planned for ease of maintenance with garden store.

Tenure: Freehold

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

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>

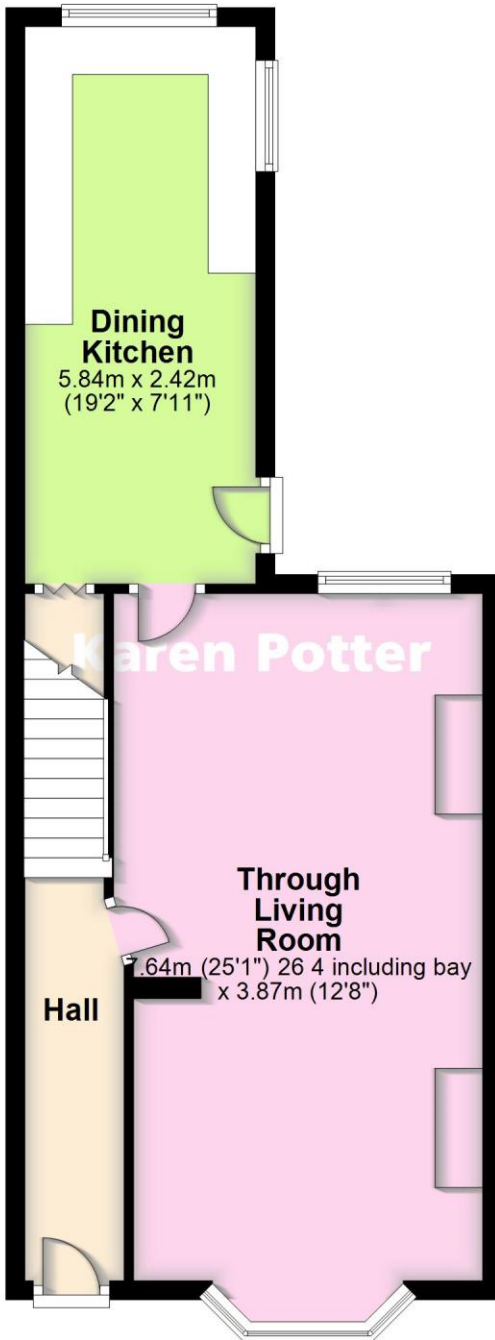
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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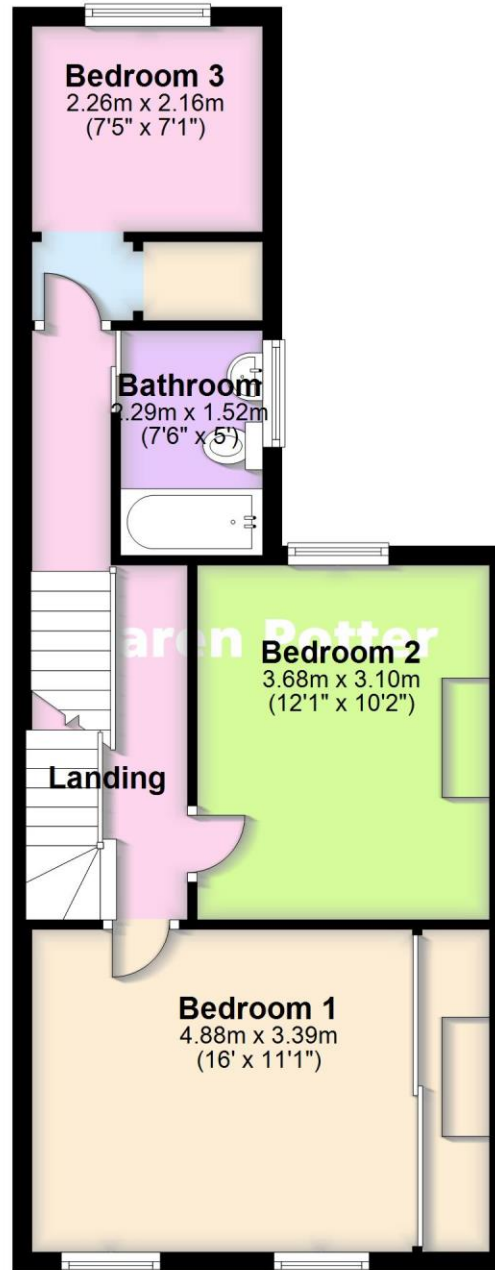
Ground Floor

Approx. 49.2 sq. metres (529.7 sq. feet)



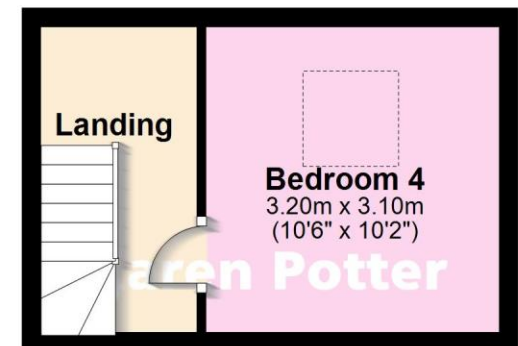
First Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



Second Floor

Approx. 14.2 sq. metres (152.5 sq. feet)



Total area: approx. 111.4 sq. metres (1199.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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