



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

-  Two Reception Rooms
-  South Facing Rear Garden
-  No Chain

**Price: Offers Over £125,000**      Subject to Contract

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







This traditional, bay fronted, semi detached house of the 'front doors together' style with south facing rear garden, requires a programme of modernisation, though offers excellent potential.

Offered for sale with no onward chain, the double glazed and gas centrally heated accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room and Kitchen to the ground floor with two double Bedrooms and Bathroom to the first floor.

Outside, a paved driveway to front offers off road parking whilst the mature, south facing, rear garden is a good size.

Byrom Street links Wennington Road with Hawthorne Grove with local shops at Bispham Road, a number of highly regarded local schools and the railway station at Meols Cop readily accessible.





## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 3.4m x 3.38m into bay (11'2" x 11'1")

**Dining Room** - 3.56m x 3.48m (11'8" x 11'5")

**Kitchen** - 3.18m x 2.39m (10'5" x 7'10")

**Pantry** - 2.54m x 0.89m (8'4" x 2'11")

## First Floor:

### Landing

**Bedroom 1** - 4.55m x 3.33m (14'11" x 10'11")

**Bedroom 2** - 3.61m x 2.9m (11'10" x 9'6")

**Bathroom** - 3.18m x 2.39m (10'5" x 7'10")

**Outside:** A paved driveway to front offers off road parking whilst the mature, south facing, rear garden is a good size.

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

**Tenure:** Leasehold for a residue term of 999 years from 6/12/1956 with a fixed annual ground rent of £3.50

**Mobile Phone:** 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.

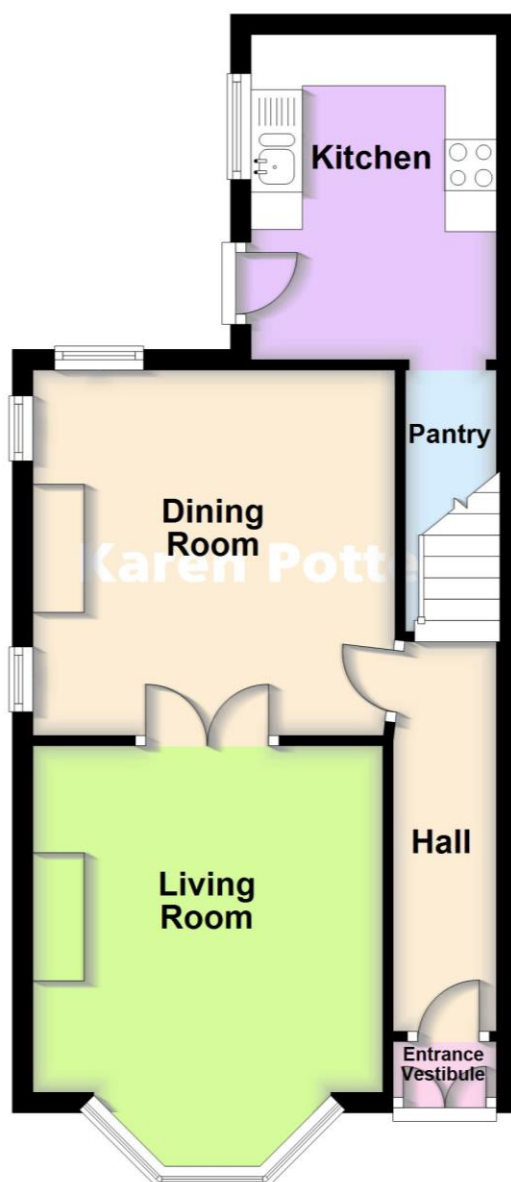
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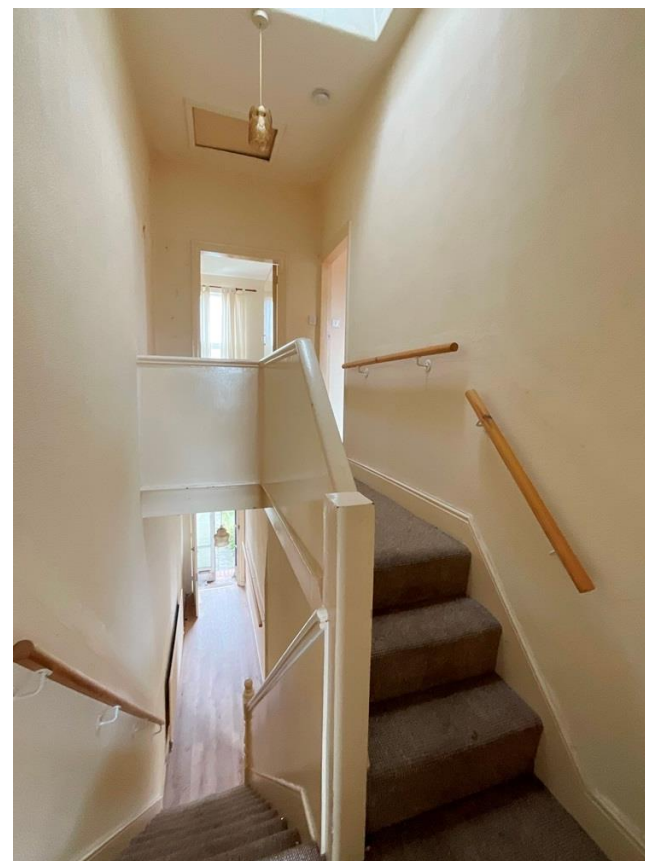
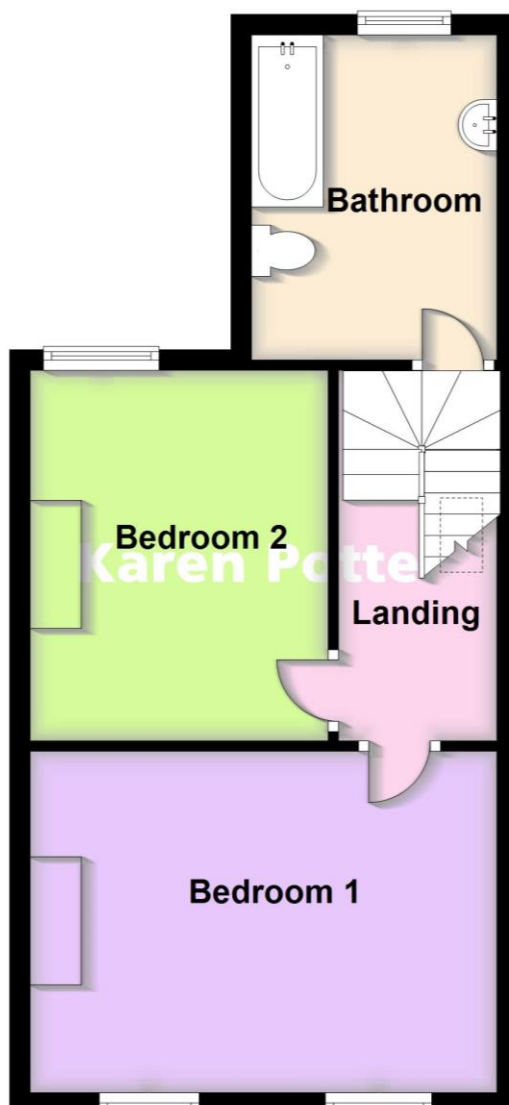
## Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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