



Norwood Road, Southport



Offers in excess of £170,000

- NO ONWARD CHAIN
- Fully renovated throughout
- Fantastic for First-time buyer
- Off Street Parking
- Council Tax Band A
- 2 DOUBLE Bedrooms
- Virtual Tour
- Freehold
- EPC rating D



Northwood are proud to present this 2 double bedroom, semi-detached property that has been fully renovated throughout making it turnkey ready!! Close to local schools and amenities, and with off-street parking, this is one NOT to miss.

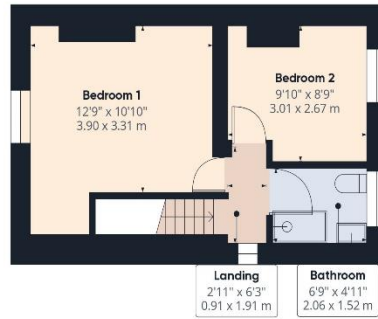
The property has been fully renovated throughout to a high standard whilst also benefiting from UPVC double glazing, full electrical rewire and landscaped garden with patio area. This superb home would be perfect for FIRST TIME BUYERS!

Internally, the property briefly comprises of; lounge, kitchen-diner on the ground floor. On the first floor are two double bedrooms and a 3-piece modern bathroom with loft hatch on the landing. The loft has also been fully floored and decorated with a sky light window.

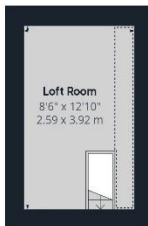
Externally, to the front aspect is a paved driveway providing off-street parking and to the rear is a paved patio which steps up to the lawned garden with additional patio area to the rear of the garden.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

795.21 ft²
73.88 m²

Reduced headroom

17.83 ft²
1.66 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Lounge 3.84m x 4.18m (12'7" x 13'8")

A modern, bright lounge with window to the front aspect and an opening through to the kitchen-diner.

Kitchen-Diner 5.46m x 4.22m (17'11" x 13'10")

Through from the lounge is a good size open plan, kitchen-diner. The dining area is fitted with new carpet and a window to the side aspect. The kitchen is finished with grey, modern units and wooden worktop incorporating; single electric oven with 4 ring electric hob, stainless steel drainer sink, integrated washing machine and tiled floors with window to the rear aspect. External door opening into the garden.

First Floor Landing 0.91m x 1.91m (3'0" x 6'4")

Carpeted flooring with window to the side aspect, doors leading to the 2 double bedrooms and the bathroom. There is a hatch access to the loft with integrated ladder.

Bedroom 1 3.90m x 3.31m (12'10" x 10'11")

A good-size double bedroom with carpeted flooring and window to the front aspect.

Bedroom 2 3.01m x 2.67m (9'11" x 8'10")

The second double sized bedroom with carpeted flooring and window to the rear aspect.

Bathroom 2.06m x 1.52m (6'10" x 5'0")

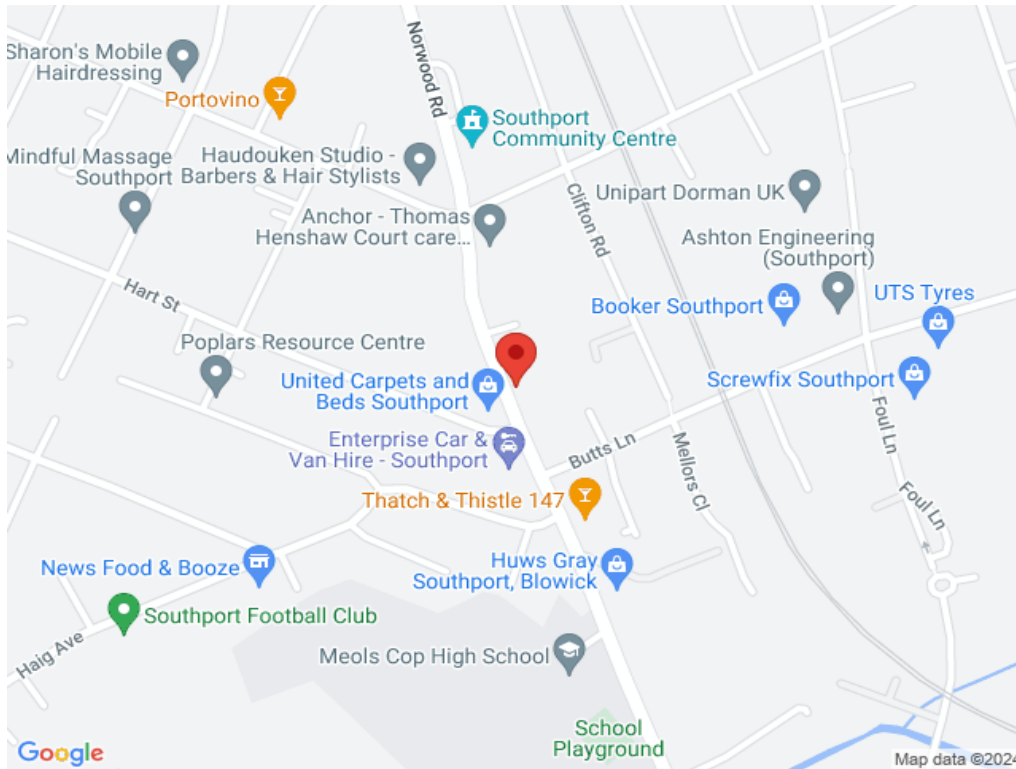
A modern 3-piece suite comprising a push-button WC, vanity sink unit with mirror, shower cubicle with modern paneling and glass screen.

External

To the front is a fully paved driveway providing off-street parking leading to the front door. To the rear is a paved patio which steps up to the lawned garden with additional patio area to the far end.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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