

On Instructions of the Estate

FOR SALE

4 Bed Semi-Detached House

Asking Price: £289,950

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

3 Norwood Crescent, Southport, Merseyside, PR9 7DU

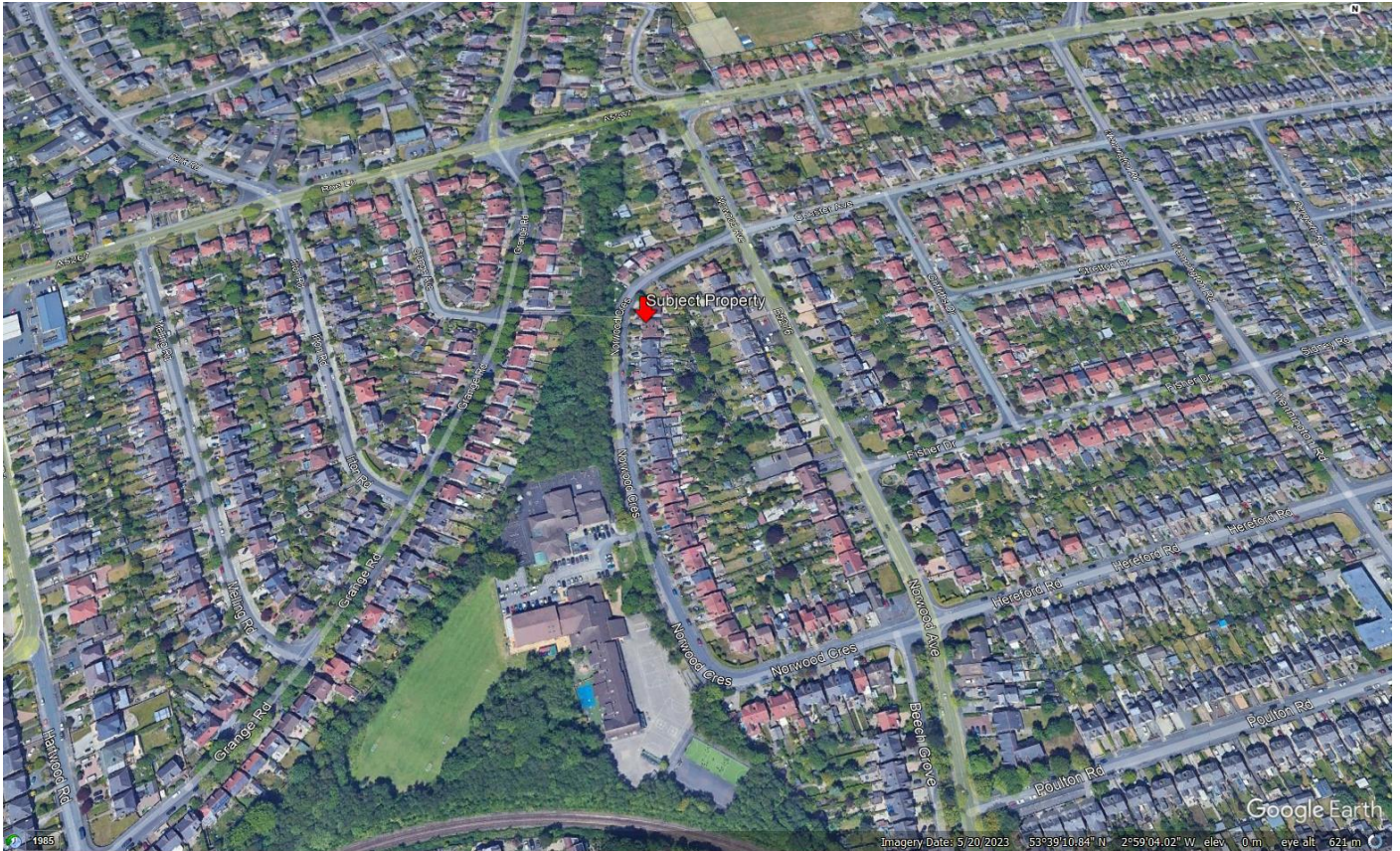


- **Four Bedroom Semi- Detached House**
- **Offered with Vacant Possession**
- **Sought After Location in Southport**
- **No Chain Delay**
- **Inspection Highly Recommended**
- **Would Benefit from Refurbishment / Modernisation**



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The subject property is found to the east side of Norwood Crescent, which in turn is located off the B5276 at Norwood Avenue, Southport. The property is situated in a popular residential location, convenient for local Schools, commuter links to Churchtown Village and Southport Town Centre.



Description: On Instructions of the Estate.

The subject property comprises of a semi-detached house, offered with vacant possession and no chain delay. Located on Norwood Crescent, just off Norwood Road, the property is set back with off road parking and a garage/outbuilding. Internally, on entrance from the porch is the entrance hall and WC, leading to a spacious lounge/dining room, sun room and kitchen. To the first floor is four good sized rooms, together with a separate bathroom and WC.

The rear of the property provides an enclosed garden, predominantly laid to lawn with patio areas, together with a summer house and greenhouse.

Modernisation works required throughout. Inspection highly recommended.







Tenure: Freehold.

Asking Price: £289,950, subject to contract.

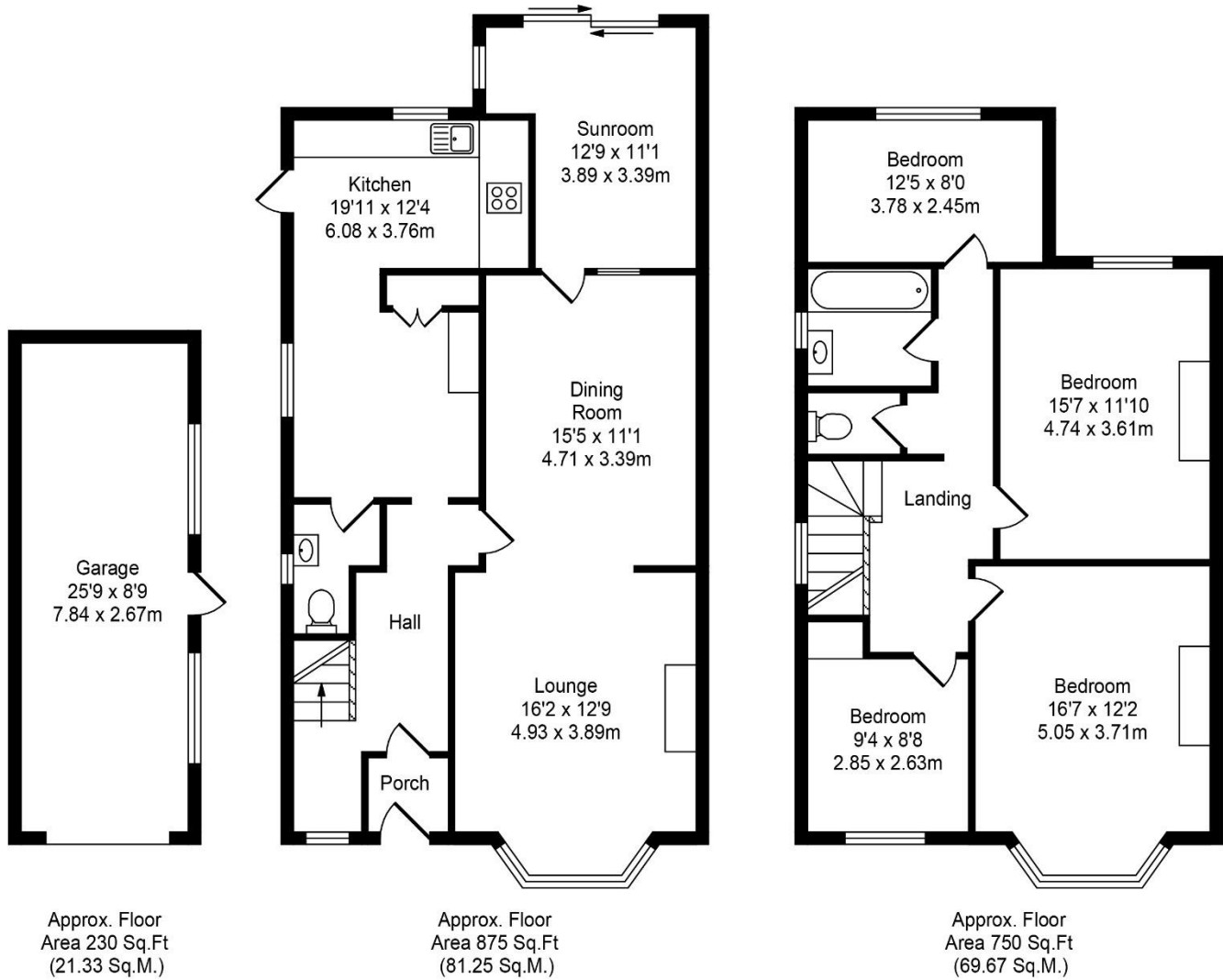
Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT would not apply to the purchase price.

Legal: Purchasers will be responsible for their own legal fees.

Accommodation: Floor plan below, not to scale and provided for indicative purposes only.

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Council Tax: It is understood the property is Band D for Council Tax purposes, Local Authority reference number 00509165003007.

EPC: The property has an EPC rating of D. A copy of the EPC report is available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 23 April 2024

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.