



61 Avondale Road, Southport, PR9 0ND

£165,000

Subject to Contract

This semi detached house is installed with gas central heating and Upvc double glazing, the accommodation would benefit from a programme of modernisation. The accommodation briefly includes, entrance porch, entrance hall with stairs down to basement level, lounge, dining room/ bedroom 3, dining kitchen, sitting room, wet room and on the first floor there are 2 bedrooms. Parking to the front and a small garden to the rear. The property is situated in an established location convenient for the Town Centre facilities.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Side Entrance Porch

Upvc outer door and double glazed side windows.

Entrance Hall

Front Lounge - 4.78m x 3.51m (15'8" x 11'6")

Upvc double glazed window.



Side Lounge/ Bedroom - 3.71m x 3.33m (12'2" x 10'11")

Dining Kitchen - 4.17m x 3.4m (13'8" x 11'2")

Upvc double glazed window, single drainer stainless steel sink unit, base units and wall cupboards. Four ring gas hob, split level electric oven. Wall mounted 'Valliant' gas central heating boiler.



Sitting Room - 2.9m x 2.44m (9'6" x 8'0")

Laminate flooring, Upvc double glazed window and door to the rear garden.

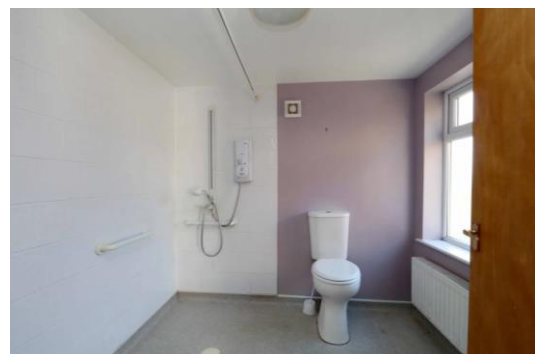


Wet Room - 3.51m x 2.29m (11'6" x 7'6")

Level entry shower with electric shower, wash hand basin, low level WC.

Basement

Staircase from the entrance hall provides access to basement room measuring 15'7" x 11'.



First Floor

Bedroom - 4.8m x 3.48m (15'9" into bay x 11'5")

Upvc double glazed window, built in wardrobes and drawers.

Bedroom 2 - 3.15m x 3.61m (10'4" x 11'10")

Upvc double glazed window, built in wardrobes, recess for bath.



WC

Wash hand basin, low level WC.

Outside

Parking to the front, garden to the rear with paving and decking.

Council Tax

Sefton MBC band B.

Tenure

Freehold.



Note

This property was originally a semi detached house and historically part of the first floor has been sold off to provide a separate self contained flat which is not included in the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



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