



-  End Terraced House
-  Three Bedrooms
-  Dining Kitchen

-  Modern Shower Room
-  Gardens
-  Inspection Recommended

**Price: £175,000**

Subject to Contract

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





An early inspection is recommended of this traditional, bay fronted end terraced house, positioned in a popular residential area of Southport, well placed for accessing the shops, schools and amenities of Norwood and Kew.

The upvc double glazed and gas centrally heated accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining-Kitchen and WC to the ground floor with three Bedrooms and recently refitted Shower Room on the first floor. Outside, the frontage provides off road parking for a number of cars, whilst there is a low maintenance garden to the rear.

The property is positioned on Sussex Road between the junctions of Cypress Road and Fir Street, convenient for accessing Southport town centre and Kew.



### Entrance Vestibule

### Hall

**Living Room** - 4.22m into bay x 3.76m (13'10" x 12'4")

**Kitchen-Dining Room** - 5.03m x 4.44m (16'6" x 14'7")

### WC

### First Floor:

### Landing

**Bedroom 1** - 5.03m x 4.27m into bay (16'6" x 14'0")

**Bedroom 2** - 2.84m x 2.46m (9'4" x 8'1")

**Bedroom 3** - 2.84m x 2.46m (9'4" x 8'1")

**Shower Room** - 1.83m x 1.52m (6'0" x 5'0")

**Outside:** Gardens to front and rear

### Council Tax Banding:

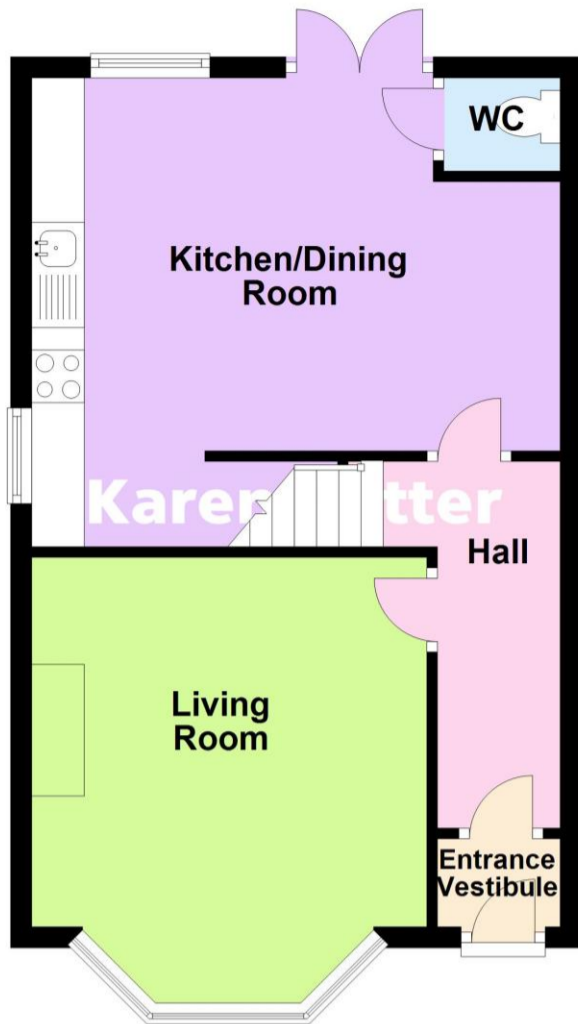
Enquiries made of the Council Tax Valuation List indicate the property has been placed in band B.

### Tenure:

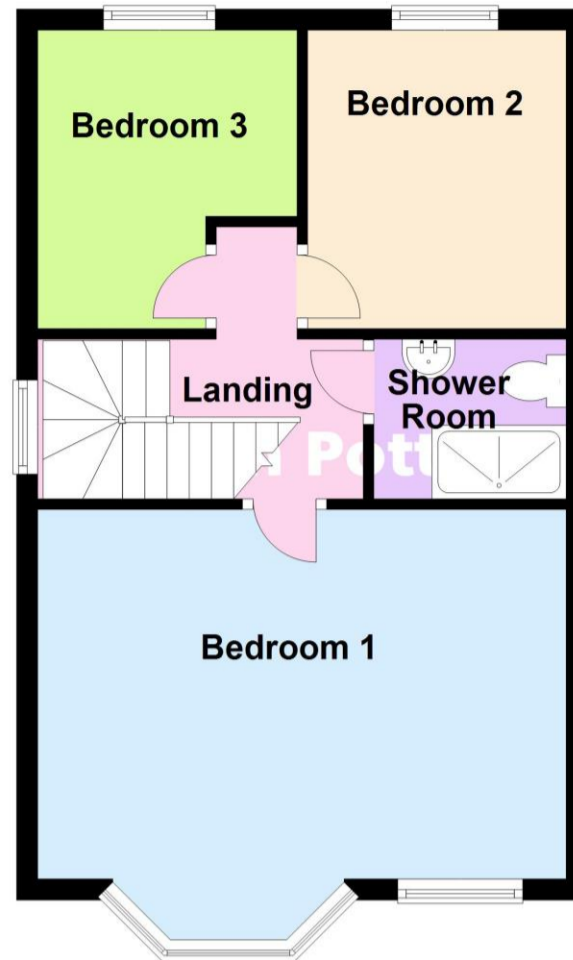
The UK Government Land and Property information website shows the tenure to be Freehold.



**Ground Floor**  
Approx. 40.9 sq. metres (440.6 sq. feet)

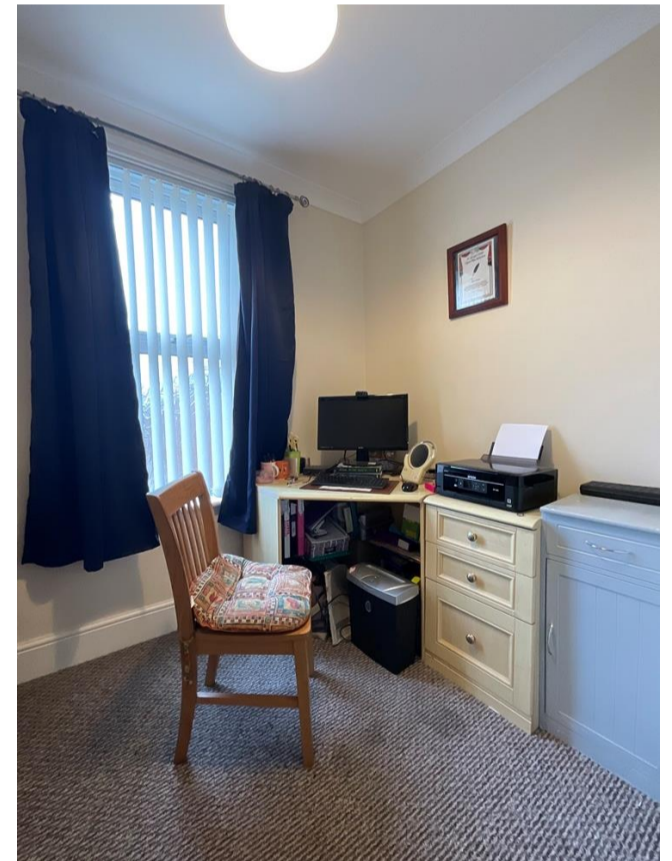


**First Floor**  
Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 82.7 sq. metres (890.1 sq. feet)

**AWAITING EPC**



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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