



-  Traditional Semi Detached House
-  Front Doors Together Style
-  Three Double Bedrooms

-  Three Reception Rooms
-  Private Rear Garden
-  Inspection Recommended

**Price: £215,000** Subject to Contract

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







AN EARLY INTERNAL INSPECTION IS RECOMMENDED of this traditional semi-detached family house of the "front doors together" style, offering generously proportioned accommodation in a sought after area of central Southport.

The well planned property is installed with gas central heating and double glazing, briefly comprising: Entrance Vestibule, Hall, Front Living Room, Rear Lounge, Rear Dining Room and Kitchen to the ground floor. To the first floor there are three double Bedrooms and Bathroom with separate WC.

There are gardens to the front and rear, the front incorporating parking spaces, the rear garden enclosed and planned with shaped lawn, well stocked borders and brick built outbuilding with outside WC.

Hartwood Road is located off Roe Lane/Manchester Road and is conveniently placed for access to the Town Centre.





## GROUND FLOOR:

### Entrance Vestibule

### Hall

**Living Room** - 4.52m into bay x 3.91m (14'10" x 12'10")

**Lounge** - 3.53m x 3.38m (11'7" x 11'1")

**Dining Room** - 3.91m x 3.78m (12'10" x 12'5")

**Kitchen** - 3.78m x 2.24m (12'5" x 7'4")



## FIRST FLOOR:

### Landing

**Bedroom 1** - 5.26m x 4.57m into bay (17'3" x 15'0")

**Bedroom 2** - 3.53m x 3.38m (11'7" x 11'1")

**Bedroom 3** - 3m x 2.77m (9'10" x 9'1")

**Bathroom** - 3.18m x 2.77m (10'5" x 9'1")

### WC

**Outside:** There are gardens to the front and rear, the front incorporating parking spaces, the rear garden enclosed and planned with shaped lawn, well stocked borders and brick built outbuilding with outside WC.

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

**Tenure:** LEASEHOLD on a 999 year residue with an annual ground rent of £6.50p

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

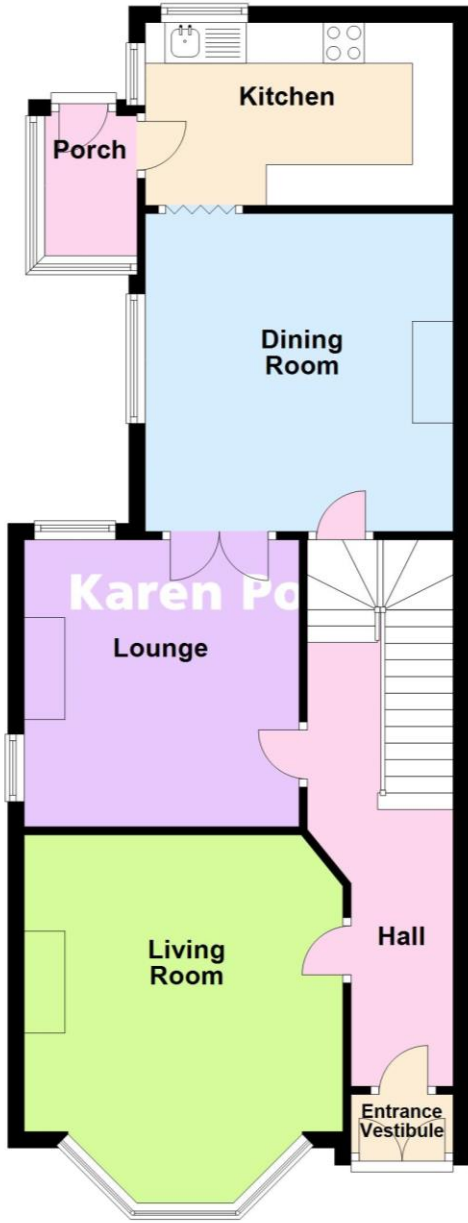
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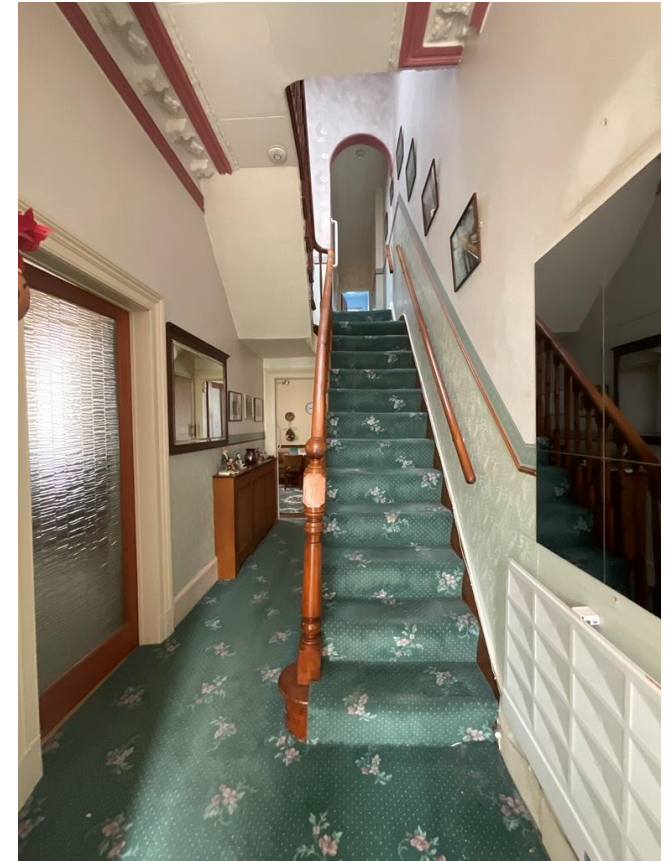
**Ground Floor**

Approx. 65.1 sq. metres (700.8 sq. feet)



**First Floor**

Approx. 62.6 sq. metres (674.1 sq. feet)



Total area: approx. 127.7 sq. metres (1374.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		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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