



-  Semi Detached House
-  Two Bedrooms
-  Two Reception Rooms

-  Good Size Rear Garden
-  Requires Modernisation
-  No Chain

Price: £119,950 Subject to Contract

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





Cash Buyers - Offered for sale with no onward chain, this traditional semi detached house requires a comprehensive programme of modernisation, though offers well planned accommodation within a sought after residential area of Southport.

Gas centrally heated and double glazed throughout, the accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge and Kitchen to the ground floor with two double Bedrooms and Bathroom to the first.

Outside, the front is paved providing off road parking whilst the good size, established rear garden has lawn, paved patio and brick outbuildings including WC

Hart Street is conveniently placed for public transport facilities to Southport Town Centre and there are a number of schools within the vicinity.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.11m into bay x 3.51m (13'6" x 11'6")

Lounge - 3.71m x 3.63m (12'2" x 11'11")

Kitchen - 2.41m x 2.39m (7'11" x 7'10")

First Floor:

Landing

Bedroom 1 - 4.65m x 3.4m (15'3" x 11'2")

Bedroom 2 - 3.61m x 2.97m (11'10" x 9'9")

Bathroom - 2.44m x 2.39m (8'0" x 7'10")

Outside: The front is paved providing off road parking whilst the good size, established rear garden has lawn, paved patio and brick outbuildings including WC

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

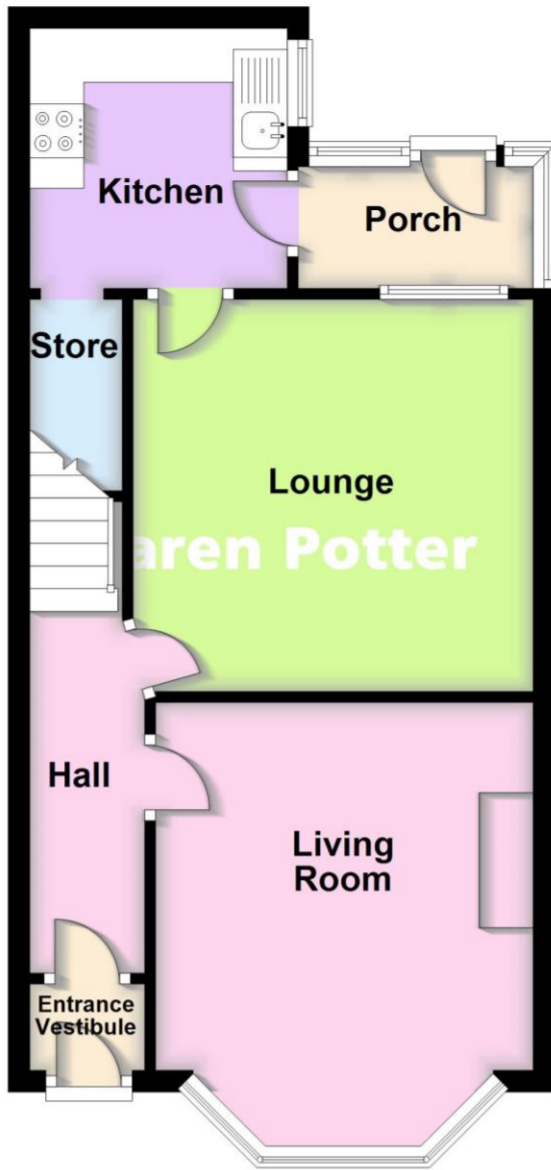
Tenure: Freehold

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Ground Floor

Approx. 42.5 sq. metres (458.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 81.7 sq. metres (879.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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