



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Gardens
-  No Chain
-  Inspection Recommended

Price: £185,000 Subject to Contract

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





Early inspection is recommended of this very well presented, modern style semi detached house, which is located within a popular residential area of Southport. The property is installed with gas central heating and upvc double glazing, briefly comprising Hall, front Living Room, Dining Kitchen and Sun Room to the ground floor with three Bedrooms and Shower room to the first floor.

Outside there are gardens to the front and rear, the front incorporating a driveway with timber gates leading to the garage, the rear having paved patio and shaped lawn.

Haig Avenue is located between Norwood Road and Scarisbrick new Road, where there are public transport facilities to the town centre. There are a number of primary and secondary schools within the vicinity and the railway station on the Southport/Manchester line. Local shops can be found at Haig Avenue and Bispham Road.



Ground Floor:

Hall

Living Room - 4.51m x 3.5m (14'9" x 11'5")

Kitchen/Dining Room - 4.44m x 2.76m (14'6" x 9'0")

Sun Room - 4.17m x 2.71m (13'8" x 8'10")

Frist Floor:

Bedroom 1 - 4.1m x 2.57m (13'5" x 8'5")

Bedroom 2 - 3.17m x 2.57m (10'4" x 8'5")

Bedroom 3 - 2.58m x 1.77m (8'5" x 5'9")

Shower Room - 1.77m x 1.69m (5'9" x 5'6")

Outside

Outside there are gardens to the front and rear, the front incorporating a driveway with timber gates leading to the garage, the rear having paved patio and shaped lawn.

Council Tax

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

Tenure

To be confirmed

NB

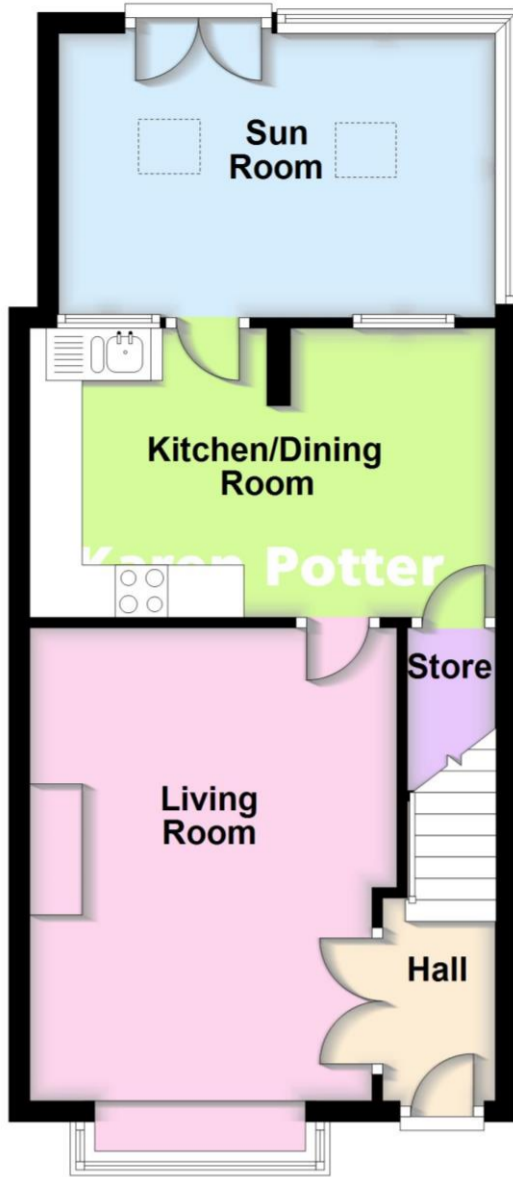
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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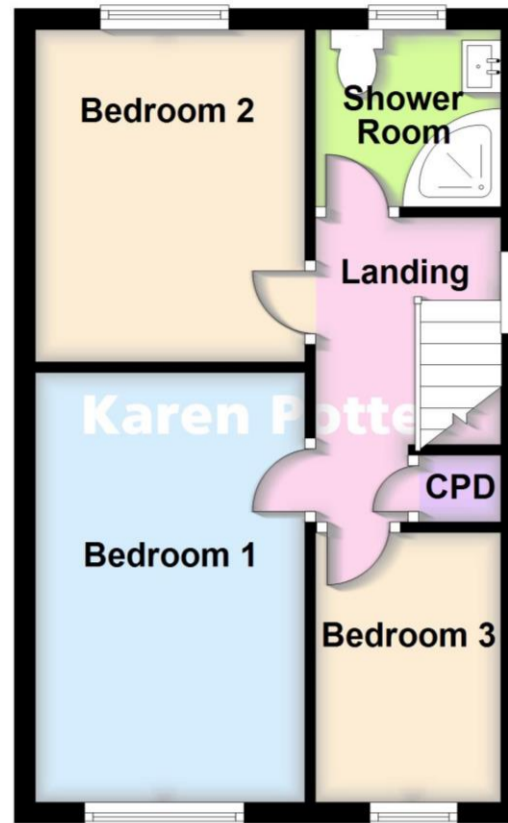
Ground Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 77.7 sq. metres (836.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk