



-  Well Presented House
-  Three Bedrooms
-  Two Reception Rooms

-  Modern Bathroom
-  Garden
-  Inspection Recommended

Price: £130,000 Subject to Contract

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





Ideal for first time buyers, this deceptively spacious house is well placed for accessing local shops with Southport town centre also readily accessible.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Living Room, Dining Room and fitted Kitchen to the ground floor with three Bedrooms and good size family Bathroom to the first floor.

Outside, there is a compact front garden, whilst to the rear is a good size garden with synthetic lawn and paved patio area.

The property is located at the Rose Hill end of St Lukes Road, between the junctions of Kensington Road and Sussex Road.



Ground Floor:

Entrance Vestibule

Living Room - 3.96m x 3.3m (13'0" x 10'10")

Dining Room - 3.96m x 3.66m (13'0" x 12'0")

Kitchen - 2.36m overall x 2.26m (7'9" x 7'5")

First Floor:

Landing

Bedroom 1 - 3.96m x 3.3m (13'0" x 10'10")

Bedroom 2 - 3.66m overall x 3.02m (12'0" x 9'11")

Bedroom 3 - 2.84m x 2.08m (9'4" x 6'10")

Bathroom - 4.27m x 2.57m (14'0" x 8'5")

Outside: There is a compact front garden, with shared access to the side leading to the rear garden arranged with synthetic lawn and paved patio area. Prospective purchasers must please note there is a duplex (6a St Lukes Road) to the rear of the property under separate ownership and which has access rights to the rear garden.

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

Tenure: Freehold

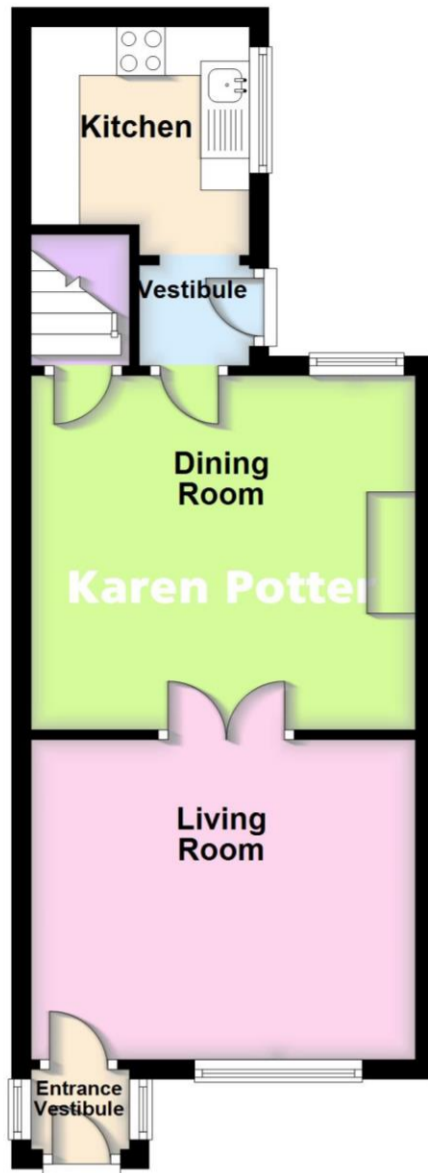
Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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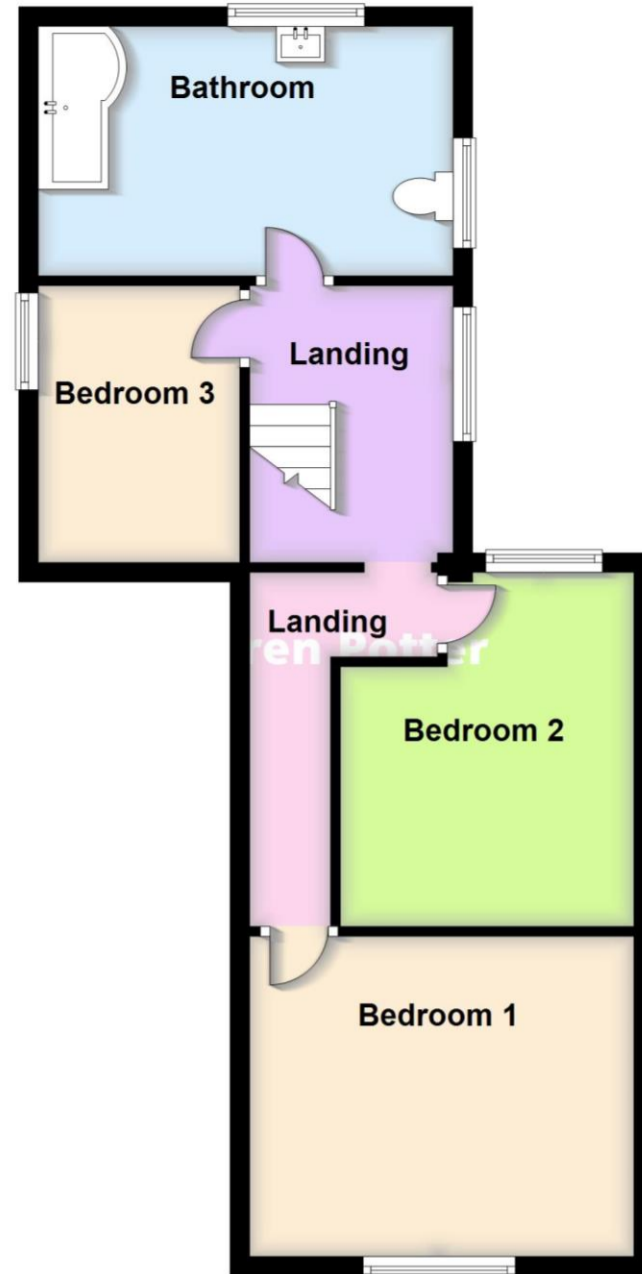
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor
Approx. 37.0 sq. metres (397.8 sq. feet)



First Floor
Approx. 51.8 sq. metres (557.3 sq. feet)



Total area: approx. 88.7 sq. metres (955.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
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.



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