



-  Detached House
-  Two Bedrooms
-  Two Reception Rooms

-  Open Plan Kitchen/Dining Area
-  En-suite to Principle Bedroom
-  Inspection Recommended

Price: £190,000

Subject to Contract

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





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this detached house which, in the opinion of the Agents, offers spacious and attractively proportioned accommodation. With two reception rooms, open plan kitchen and beautifully landscaped garden, this property is not to be missed!

The property briefly comprises Porch, Living Room, open plan Kitchen and Bathroom to the ground floor with two Bedrooms (En-suite to the Principle Bedroom) to the first floor. Outside, there are beautifully landscaped garden areas to the rear, which is arranged with paved patio, established borders and synthetic lawn area.

Hargreaves street is located off Hampton Road which is within walking distance to Southport Town Centre. There are local shops, schools and amenities all within the vicinity.



Ground Floor:

Porch

Living Room - 4.78m x 3.38m (15'8" x 11'1")

Kitchen - 5.94m x 3.36m (19'5" x 11'0")
Overall

Bathroom - 2.81m x 1.5m (9'2" x 4'11")

First Floor:

Bedroom 1 - 3.38m x 2.96m (11'1" x 9'8")

En-suite - 1.65m x 1.32m (5'4" x 4'3")

Bedroom 2 - 2.96m x 2.87m (9'8" x 9'4")

Outside

Outside, there are beautifully landscaped garden areas to the rear, which is arranged with paved patio, established borders and synthetic lawn area.



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/>

Broadband

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB

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

© 2024 All Rights Reserved



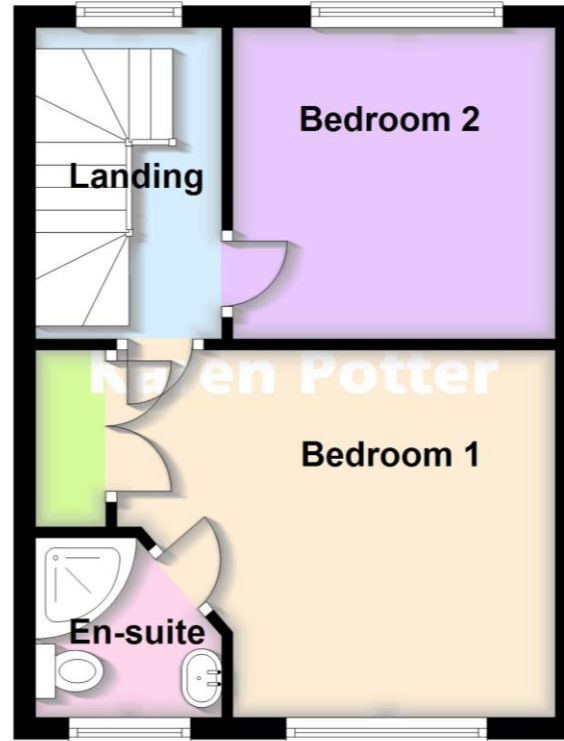
Ground Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



Total area: approx. 76.7 sq. metres (825.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk