



-  Development Opportunity
-  Cash Offers Only
-  One End Terraced House

-  One Detached House
-  Freehold Title
-  Chain Free

**Price: Offers Over £400,000** Subject to Contract

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





**CASH OFFERS ONLY** - Offered for sale with no onward chain, this development opportunity of two houses, located in a popular residential area of Southport, requires significant works though provide excellent potential.

The site briefly comprises one end terraced house and a double fronted detached house with seven garages and three open stores. The end terraced house fronts Old Park Lane and requires a comprehensive programme of modernisation, briefly comprising: Hall, Lounge, Living Room, Breakfast Area and Kitchen to the ground floor with two double Bedrooms and Bathroom to the first floor. There is a private garden to the rear.

The detached house was started in 1992 though has yet to be completed. A list of necessary works to meet Building Control compliance is available on request. The 3500 ft<sup>2</sup> accommodation is arranged over three floors and briefly comprises: Entrance Vestibule, Hall, Cloakroom, four Reception Rooms, Kitchen and Shower Room to the ground floor, Bedroom 1 with walk in wardrobe and En-Suite Shower Room, three further double Bedrooms, a Study, Shower Room and Bathroom to the first floor and a further two double Bedrooms to the second floor.

Old Park Lane links Roe Lane with Bispham Road where there are local shops and public transport facilities to the town centre. The many amenities of Churchtown Shopping Village are readily accessible, together with a number of schools and the railway station at Meols Cop on the Southport/Manchester line.



### End Terraced House:

#### Ground Floor:

##### Hall

**Living Room** - 3.51m x 3.18m (11'6" x 10'5")

**Lounge** - 3.66m x 3.51m (12'0" x 11'6")

**Breakfast Room** - 2.72m x 2.67m (8'11" x 8'9")

**Kitchen** - 4.57m x 2.67m overall (15'0" x 8'9")

#### First Floor Landing

**Bedroom 1** - 4.62m x 3.2m (15'2" x 10'6")

**Bedroom 2** - 3.63m x 2.87m (11'11" x 9'5")

**Bathroom** - 2.69m x 2.67m (8'10" x 8'9")

**Outside:** There is a pedestrian right of way in favour of no.21 across the rear of the property and a private garden beyond.

### Detached House:

#### Ground Floor:

##### Entrance Vestibule

##### Hall

##### Cloakroom

**Living Room** - 6.1m x 4.57m (20'0" x 15'0")

**Lounge** - 4.8m x 4.5m (15'9" x 14'9")

**Dining Room** - 4.57m x 3.4m (15'0" x 11'2")

**Kitchen** - 3.61m x 3.4m (11'10" x 11'2")

**Utility** - 4.11m x 2.46m (13'6" x 8'1")

**Shower Room** - 3.12m x 2.46m (10'3" x 8'1")

#### First Floor Landing

**Bedroom 1** - 4.57m x 4.27m (15'0" x 14'0") with

**En-suite & Walk in Wardrobe**

**Bedroom 2** - 4.78m x 4.44m (15'8" x 14'7")

**Bedroom 3** - 4.57m x 3.4m (15'0" x 11'2")

**Bedroom 4** - 4.11m x 2.49m plus door recess (13'6" x 8'2")

**Study** - 3.12m x 2.46m (10'3" x 8'1")

**Shower Room** - 2.03m x 1.83m (6'8" x 6'0")

**Bathroom** - 3.4m x 1.68m (11'2" x 5'6")

#### Second Floor Landing

**Bedroom 5** - 6.1m x 4.78m overall (20'0" x 15'8")

**Bedroom 6** - 6.1m x 4.65m (20'0" x 15'3")

**Outside:** Accessed via a driveway to the side of the end terraced house, the house stands in a generous plot with seven garages and three open stores.

**Tenure:** Freehold

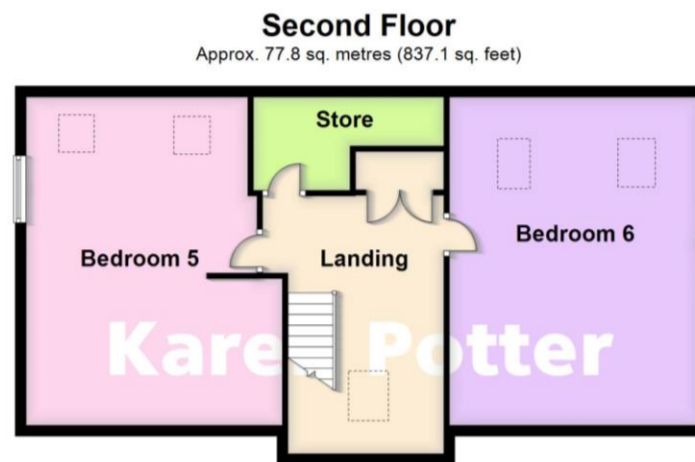
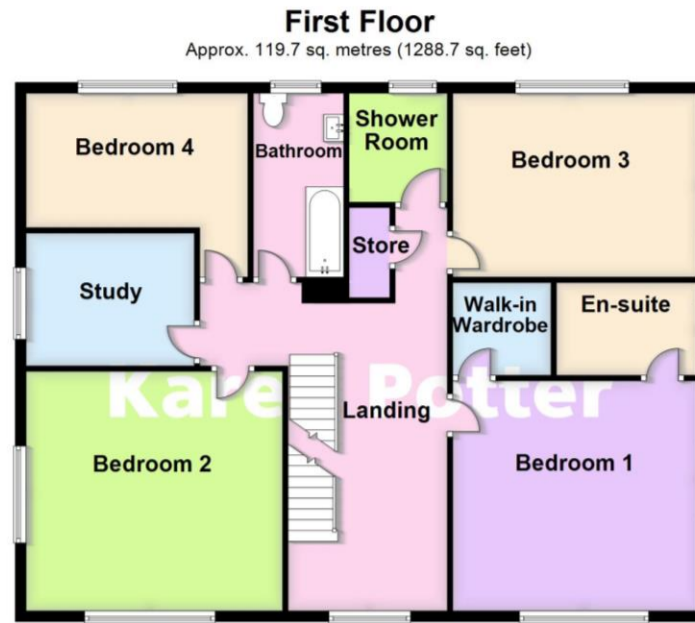
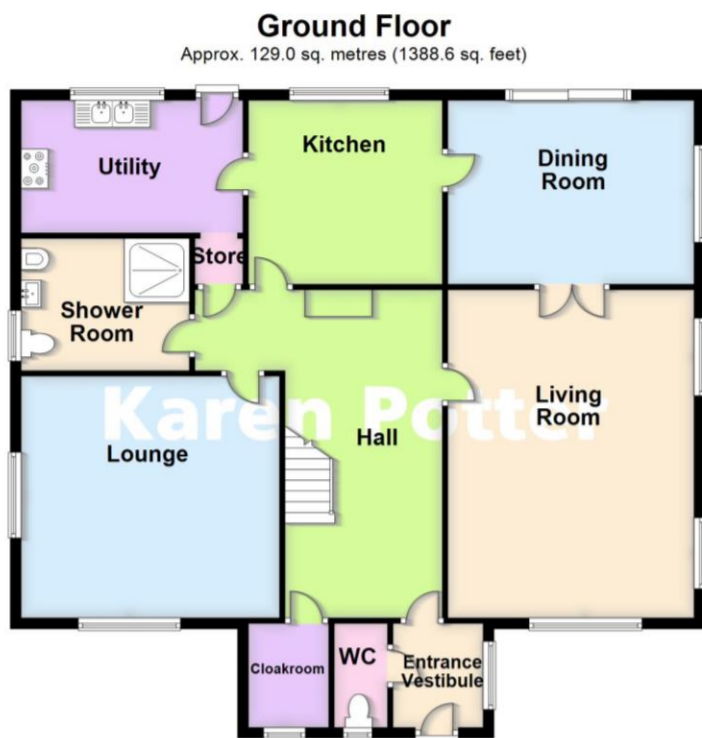
**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

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

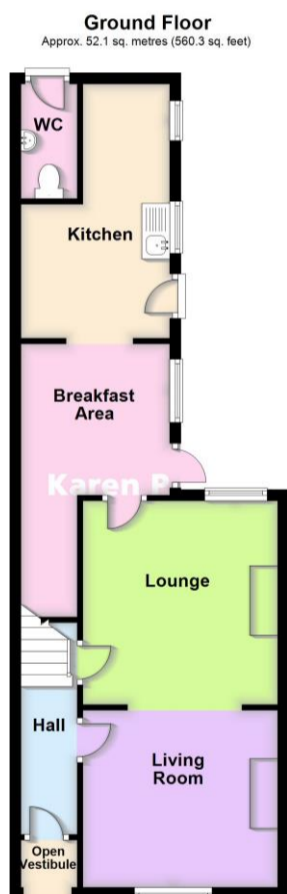
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2024 All Rights Reserved





Total area: approx. 326.5 sq. metres (3514.4 sq. feet)



Total area: approx. 91.6 sq. metres (985.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		1	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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