



-  Semi Detached House
-  Three Bedrooms
-  Detached Outbuilding

-  Good Size Rear Garden
-  Off Road Parking
-  Inspection Recommended

Price: £159,950 Subject to Contract

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





An early inspection is recommended of this well planned, semi detached house with good size rear garden, located in a popular residential area of Southport.

The gas centrally heated and double glazed accommodation briefly comprises: Porch, Hall, Living Room, Kitchen and Bathroom to the ground floor with three Bedrooms to the first floor.

Outside, the house stands in gardens to front and rear, the front providing off road parking with twin timber gates giving access down the side of the house to a detached outbuilding and stepped rear garden with paved patio and extensive lawn.

Located on Canning Road, the house is well placed for accessing local shops on Bispham Road with a number of highly regarded local schools also readily accessible.



Ground Floor:

Porch

Hall

Living Room - 4.83m x 3.71m (15'10" x 12'2")

Kitchen - 4.01m x 2.64m (13'2" x 8'8")

Bathroom - 2.64m x 1.63m (8'8" x 5'4")

First Floor:

Landing

Bedroom 1 - 3.73m x 3.48m (12'3" x 11'5")

Bedroom 2 - 3.91m x 2.62m (12'10" x 8'7")

Bedroom 3 - 2.77m x 2.18m (9'1" x 7'2")

Outside: The house stands in gardens to front and rear, the front providing off road parking with twin timber gates giving access down the side of the house to a detached outbuilding and stepped rear garden with paved patio and extensive lawn.

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

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.

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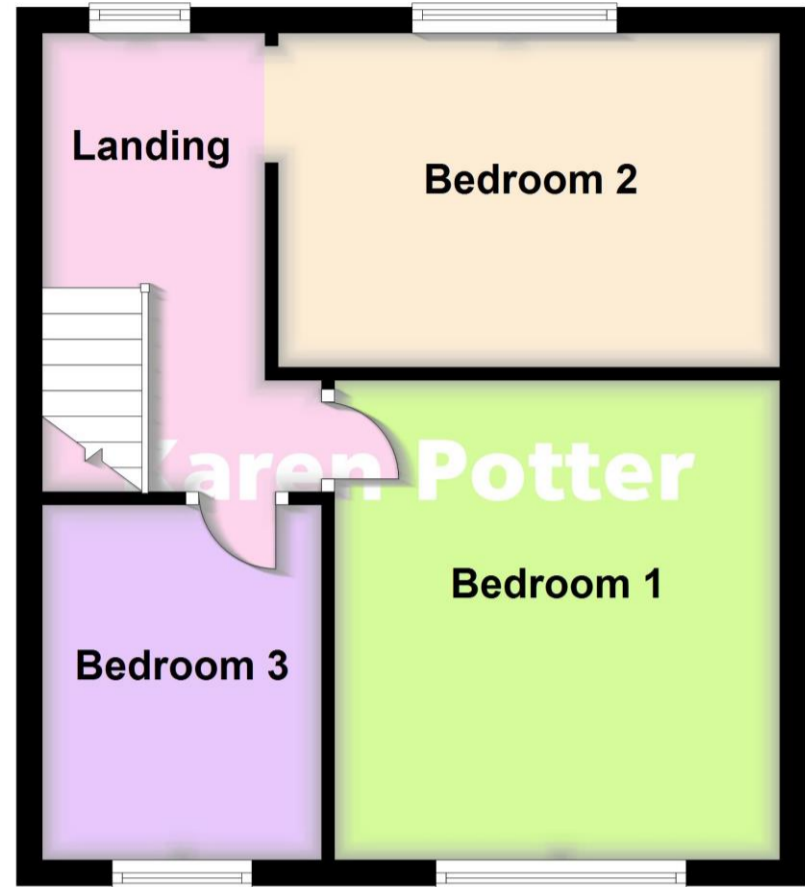
Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 75.6 sq. metres (813.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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