



-  Substantial Semi Detached House
-  Three Double Bedrooms
-  Three Reception Rooms

-  In Need Of Modernisation
-  Gardens, Parking & Workshop
-  No Chain

Price: £245,000 Subject to Contract

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





This substantial, bay fronted, semi detached house of the 'front doors together' style provides chain free, spacious accommodation that would benefit from a programme of modernisation and offers excellent potential.

Installed with electric storage heaters and double glazing, the well proportioned accommodation is arranged across two floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge, Dining Room, Kitchen, Utility and WC to the ground floor with three double Bedrooms and Bathroom to the first floor.

Outside, there is a paved front garden with driveway providing off road parking, twin timber gates giving access to the rear garden with large workshop measuring 5.67m (18'7") x 4.35m (14'3"), paved patio, shaped lawn and well stocked mature borders.

Walnut Street links Portland Street with Southbank Road, well placed for accessing a number of local shops and schools.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.27m into bay x 3.63m (14'0" x 11'11")

Lounge - 3.66m x 3.18m (12'0" x 10'5")

Dining Room - 3.38m x 3.33m (11'1" x 10'11")

Kitchen - 3.33m x 1.73m (10'11" x 5'8")

Utility Room - 2.24m x 2.11m (7'4" x 6'11")

First Floor:

Landing

Bedroom 1 - 4.83m x 4.27m into bay (15'10" x 14'0")

Bedroom 2 - 3.66m x 3.18m (12'0" x 10'5")

Bedroom 3 - 5.54m x 3.33m (18'2" x 10'11")

Bathroom - 2.39m x 1.75m (7'10" x 5'9")

Outside: There is a paved front garden with driveway providing off road parking, twin timber gates giving access to the rear garden with large workshop measuring 5.67m (18'7") x 4.35m (14'3"), paved patio, shaped lawn and well stocked mature borders.

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

Tenure: Freehold

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

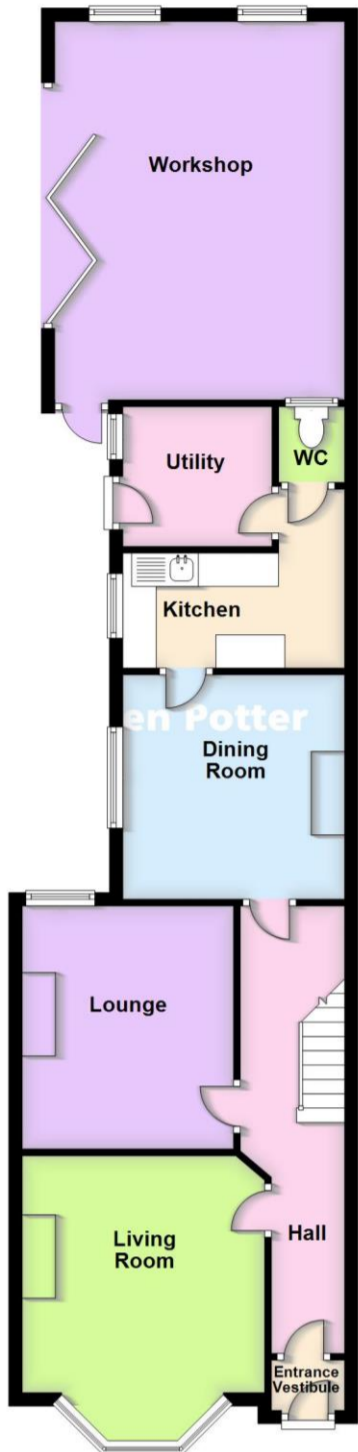
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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. 85.9 sq. metres (924.8 sq. feet)

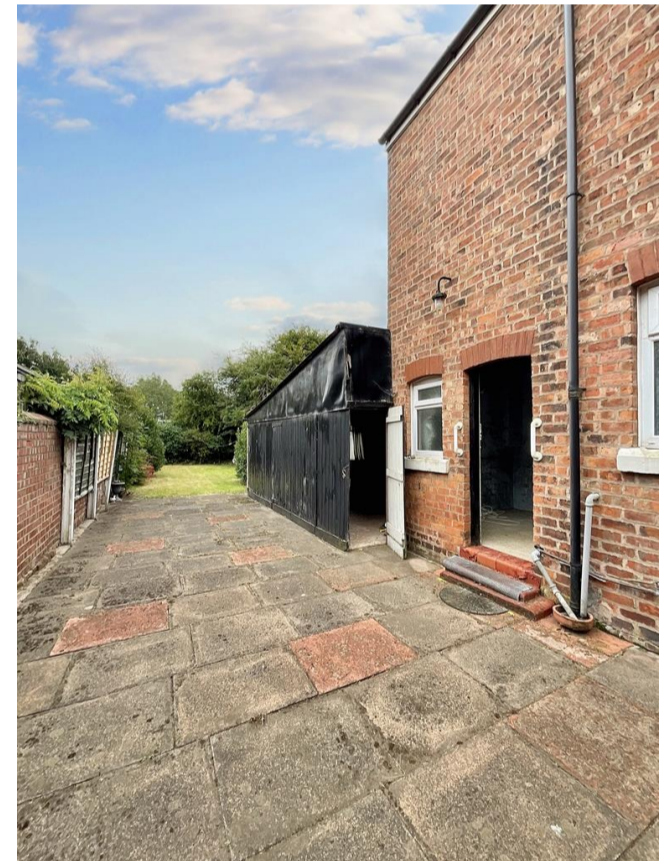
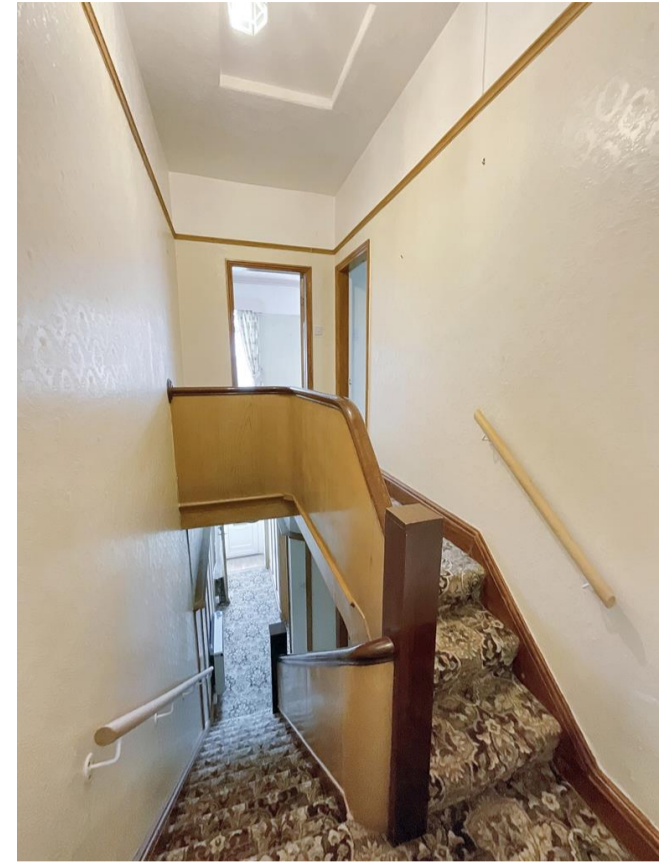


First Floor
Approx. 60.6 sq. metres (652.0 sq. feet)



Total area: approx. 146.5 sq. metres (1576.8 sq. feet)

**Awaiting
EPC**



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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