



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  Beautiful Garden
-  In Need Of Modernisation
-  Inspection Recommended

**Price: £210,000** Subject to Contract

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





This well proportioned semi detached house, requiring a programme of modernisation, of the 'front doors together' style is located in a popular residential area, well placed for accessing a number of highly regarded local schools.

The double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge, Kitchen and Bathroom to the ground floor with three Bedrooms to the first. Outside there are gardens to the front and rear, the front incorporating a paved driveway. The rear garden is a good size and planned with lawn, well stocked borders and patio.

Cleveleys Avenue is a Cul-de-Sac located off Cleveleys Road, which is in turn located off Marshside Road which leads towards the many amenities of Churchtown Shopping Village.



## Ground Floor:

### Open Vestibule

### Hall

**Living Room** - 4.29m x 3.62m (14'0" x 11'10") into bay

**Lounge** - 3.63m x 3.62m (11'10" x 11'10")

**Kitchen** - 3.19m x 1.79m (10'5" x 5'10")

**Bathroom** - 2.68m x 1.83m (8'9" x 6'0")

## First Floor:

**Bedroom 1** - 5.56m x 3.68m (18'2" x 12'0") overall

**Bedroom 2** - 3.63m x 3.28m (11'10" x 10'9")

**Bedroom 3** - 2.73m x 2.17m (8'11" x 7'1")

## Outside

Outside there are gardens to the front and rear, the front incorporating a paved driveway. The rear garden is of a good size and planned with lawn, well stocked borders and patio.

## 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

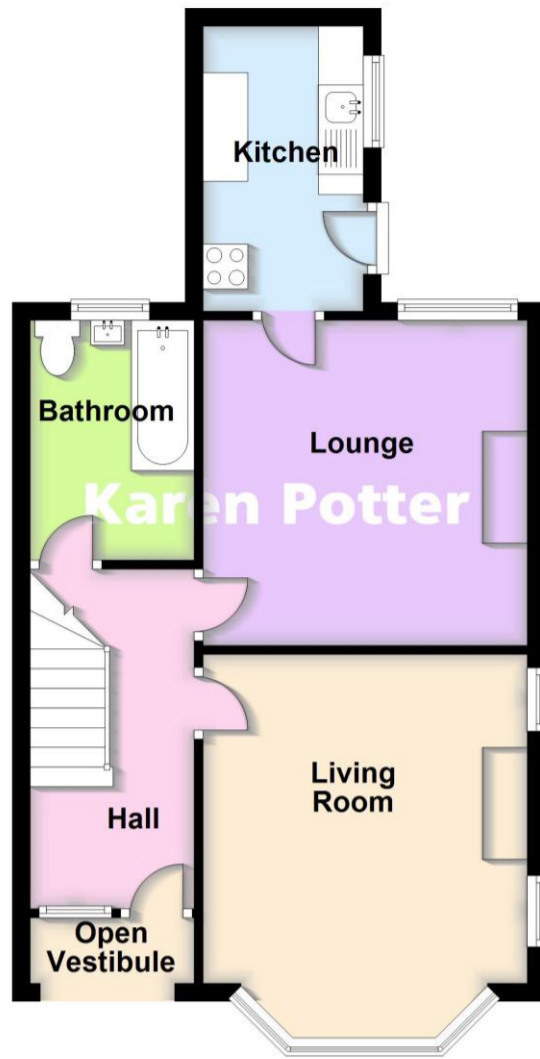
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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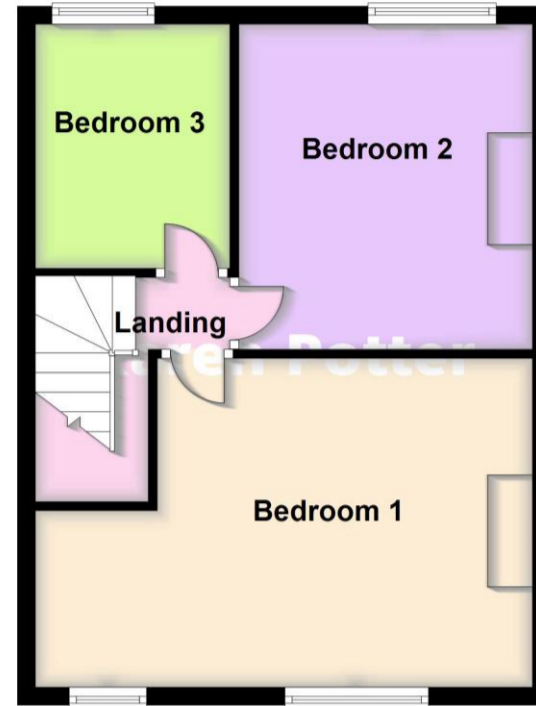
### Ground Floor

Approx. 47.5 sq. metres (511.8 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 88.7 sq. metres (955.0 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.



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