



-  Semi Detached House
-  'Front Doors Together' Style
-  Three Bedrooms

-  Gardens and Parking
-  No Chain!
-  Inspection Recommended

Price: £170,000 Subject to Contract

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





Offered for sale with no onward chain, this well planned, extended, three bedroom semi detached house of the front doors together style with off road parking and gardens, would benefit from a programme of modernisation.

Installed with gas central heating and double glazing the accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen, Lounge and WC to the ground floor with three Bedrooms and Bathroom to the first. Outside, the front is paved to provide off road parking, whilst the rear garden is planned with shaped lawn, decking area and patio.

Rufford Road provides local shops and public transport facilities to the town centre. The many amenities of Churchtown Shopping Village together with the Botanic Gardens are also readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.04m x 3.58m (13'3" x 11'9") into bay

Dining Room - 3.73m x 3.6m (12'2" x 11'9")

Kitchen - 4.97m x 2.43m (16'3" x 7'11")

Lounge - 4.55m x 3.14m (14'11" x 10'3")

WC - 1.52m x 1.37m (5'0" x 4'6")

First Floor:

Bedroom 1 - 2.95m x 3.58m (9'8" x 11'9")

Bedroom 2 - 2.69m x 3.33m (8'10" x 10'11")

Bedroom 3 - 2.36m x 1.83m (7'9" x 6'0")

Bathroom - 2.44m x 2.87m (8'0" x 9'5")

Outside

Outside, the front is paved to provide off road parking, whilst the rear garden is planned with shaped lawn, decking area and patio.

Tenure

Freehold

Council Tax

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

Mobile Phone Signal

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

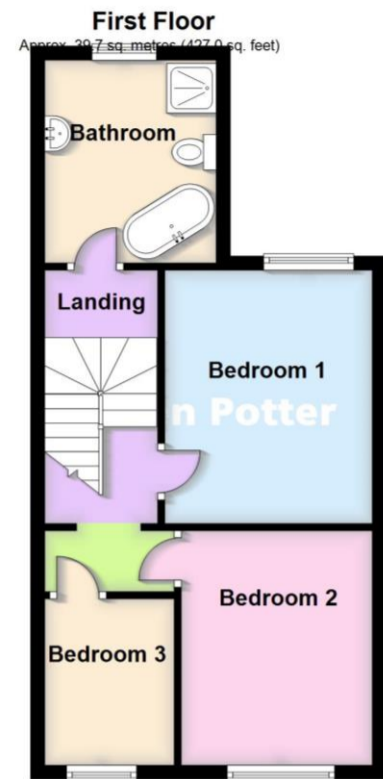
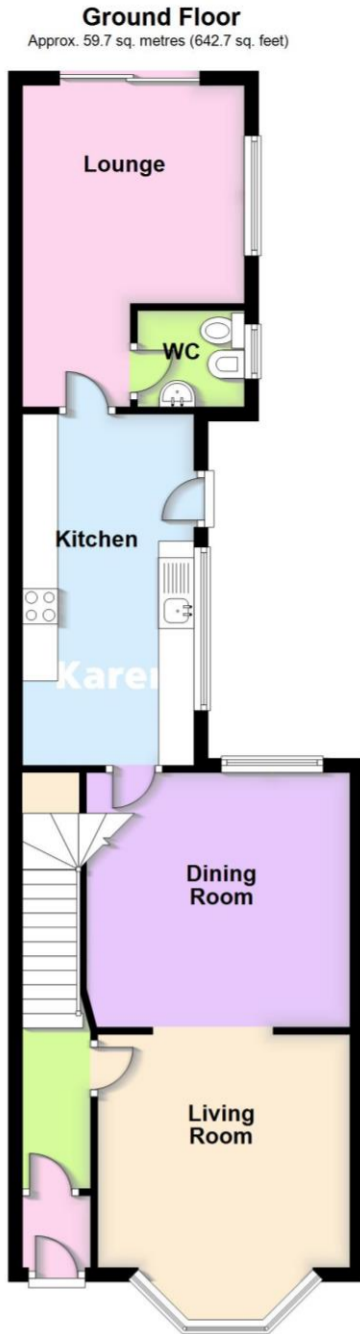
Broadband

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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Total area: approx. 99.4 sq. metres (1069.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(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.



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