





-  First Floor Flat
-  Private Entrance
-  Two Double Bedrooms

-  Requires Modernisation
-  Private Garden
-  No Chain

Price: £110,000 Subject to Contract

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





Offered for sale with no onward chain, this well planned, first floor flat with private entrance and garden is located in a popular residential area of Southport, well placed for locals shops.

The double glazed and centrally heated property would benefit from a programme of modernisation and briefly comprises: Private Entrance Hall with staircase to the first floor landing, Inner Hall, Living Room, Kitchen, Utility, two double Bedrooms and Shower Room.

Outside, there is a private lawned garden to side with established borders.

Threlfells Lane runs between Churchill Avenue and Radnor Drive where there are bus routes to Churchtown and the town centre.



Ground Floor:

Private Entrance Hall
with stairs to first floor

First Floor:

Hall

Living Room - 3.15m x 3m (10'4" x 9'10")

Kitchen - 3.28m x 3.15m (10'9" x 10'4")

Utility - 3.15m x 1.75m (10'4" x 5'9")

Bedroom 1 - 3.96m x 3.12m (13'0" x 10'3")

Bedroom 2 - 3.96m x 2.87m (13'0" x 9'5")

Shower Room - 2.03m overall x 1.96m (6'8" x 6'5")

Outside: There is a private garden to the side, laid to lawn with established shrub borders

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

Tenure: TBC

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



First Floor

Approx. 63.1 sq. metres (679.7 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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.



5 Hill Street, Southport
PR9 0NW

01704 500 008
www.karenpotter.co.uk