



-  Immaculate Mid Terraced House
-  Two Double Bedrooms
-  Ideal First Time Buyer Home

-  Modern Kitchen & Bathroom
-  No Chain
-  Inspection Highly Recommended

Price: £190,000 Subject to Contract

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





Well placed for accessing the amenities of Birkdale village and Southport town centre, this immaculately presented, mid terraced house is offered for sale with no onward chain and would make an ideal first time buyer home.

Installed with gas central heating and double glazed throughout, the well planned accommodation briefly comprises: Living Room, fitted Kitchen/Dining Room and Utility to the ground floor with two double Bedrooms and a modern Bathroom to the first floor.

Outside, there are low maintenance gardens to the front and side, with an additional paved courtyard to the rear.



The Walk is a pedestrian thoroughfare located off Upper Aughton Road.



Ground Floor:

Living Room - 4.29m into bay x 3.66m (14'1" x 12'0")

Kitchen/Dining Room - 5.26m x 4.39m overall (17'3" x 14'5")

Utility - 1.37m x 1.35m (4'6" x 4'5")

First Floor:

Landing

Bedroom 1 - 4.39m x 3.07m (14'5" x 10'1")

Bedroom 2 - 3.68m x 3.66m (12'1" x 12'0")

Bathroom - 2.77m x 2.08m (9'1" x 6'10")

Outside: There are low maintenance gardens to the front and side, with an additional paved courtyard to the rear.

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.

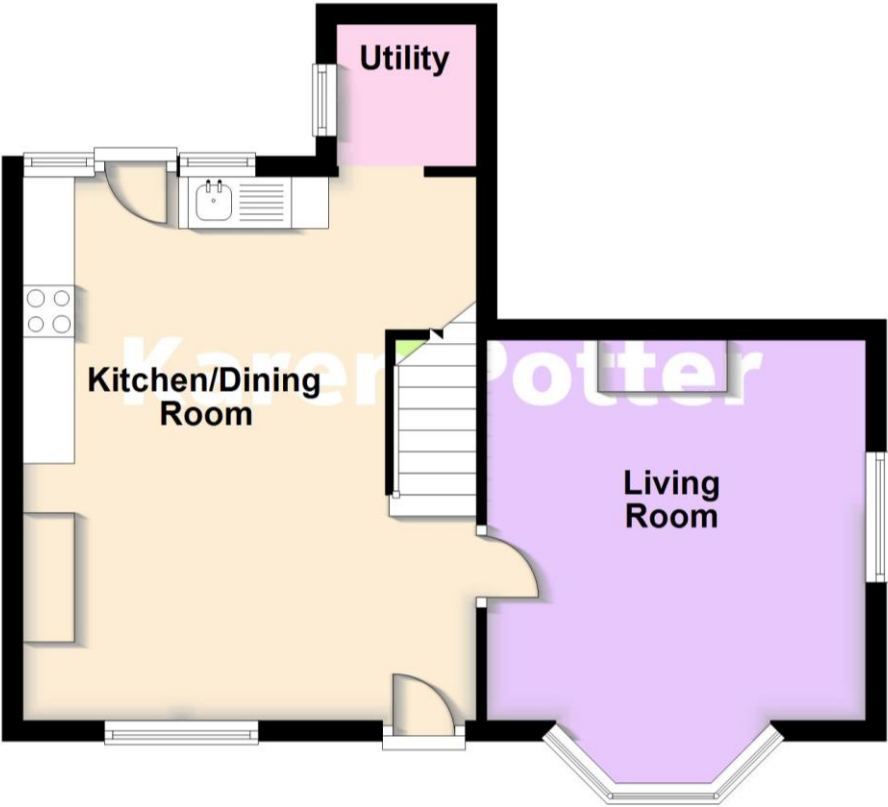
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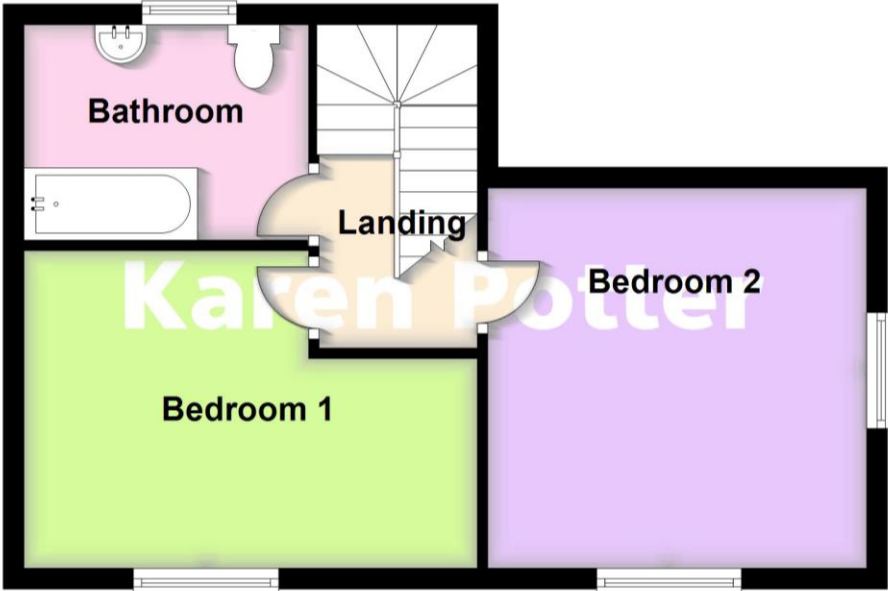
Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 76.2 sq. metres (820.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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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