



-  Semi Detached House
-  Three Bedrooms
-  Two Reception Rooms

-  In Need of Some Modernisation
-  Offering Fantastic Potential
-  No Chain

**Price: £175,000** Subject to Contract

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







Well placed for accessing a number of local shops and schools, this three bedroom, Victorian semi-detached house of the 'front doors together' style is in need of modernisation, though offers excellent potential. The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first floor.

Outside, a paved driveway provides off road parking to the front. The rear garden is also paved for ease of maintenance, incorporating a large fish pond stocked with Koi carp. Palmerston Road is a turning off Peel Street with local shops at Bispham Road, a number of highly regarded local schools and the railway station at Meols Cop readily accessible.





## Ground Floor:

### Porch

### Hall

**Living Room** - 3.63m x 3.26m (11'10" x 10'8") into bay

**Dining Room** - 3.6m x 3.42m (11'9" x 11'2")

**Kitchen** - 5.02m x 2.4m (16'5" x 7'10")

## First Floor:

**Bedroom 1** - 4.32m x 3m (14'2" x 9'10")

**Bedroom 2** - 3.61m x 2.65m (11'10" x 8'8")

**Bedroom 3** - 2.64m x 2.4m (8'7" x 7'10")

**Bathroom** - 1.65m x 2.29m (5'5" x 7'6")

## Outside

Outside, a paved driveway provides off road parking to the front. The rear garden is also paved for ease of maintenance, incorporating a large fish pond stocked with Koi carp.

## 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/>

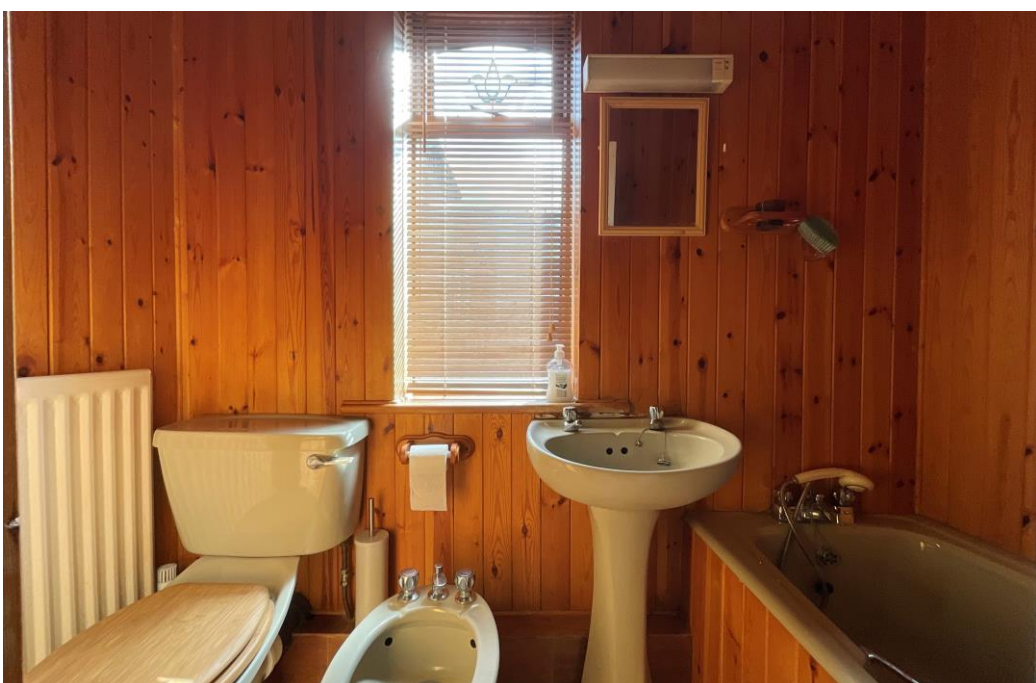
## Broadband:

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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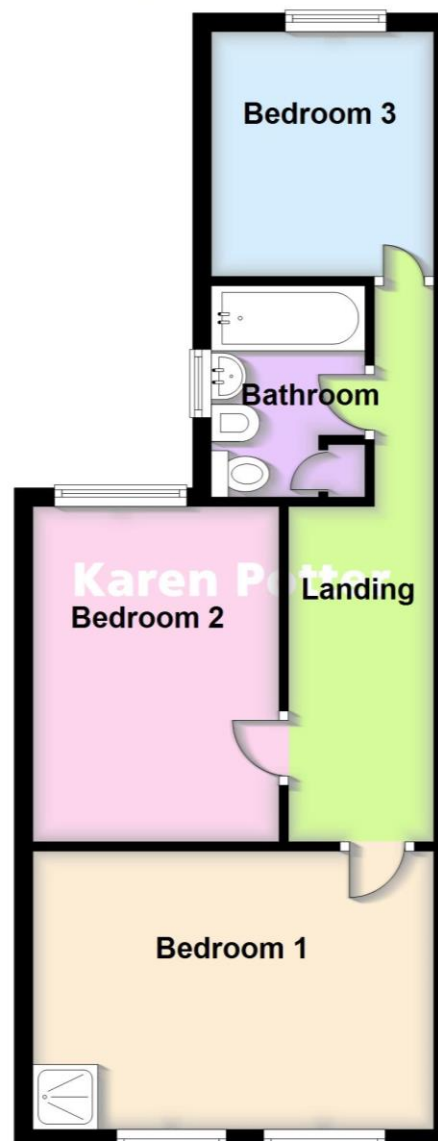
### Ground Floor

Approx. 42.8 sq. metres (460.3 sq. feet)

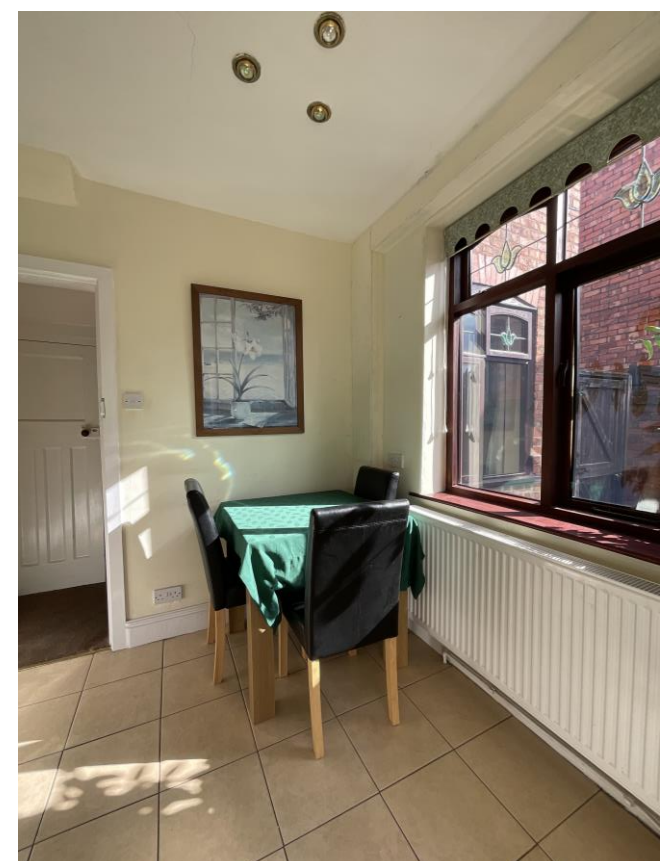
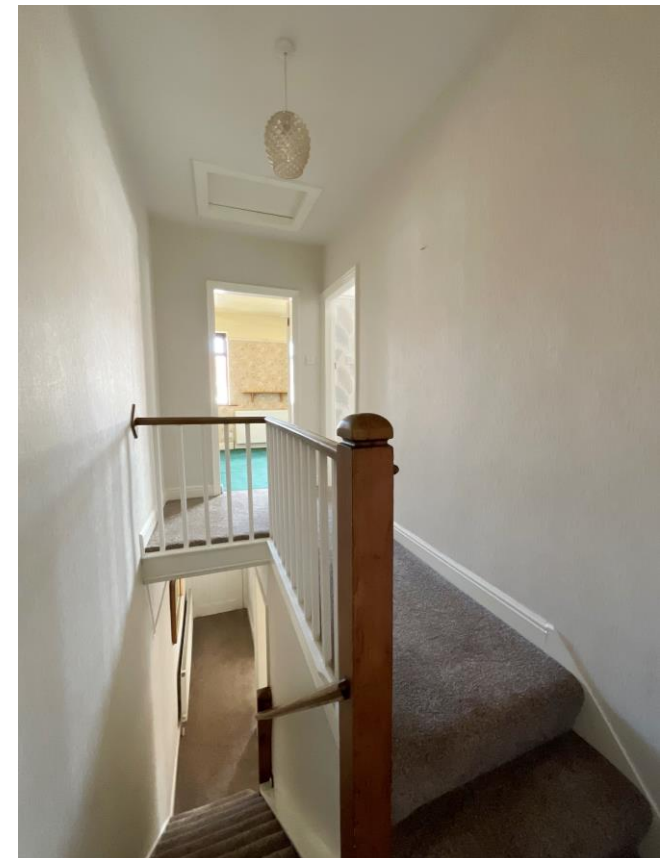


### First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 84.0 sq. metres (904.4 sq. feet)



**EPC AWAITED**

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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