



-  Traditional Semi Detached House
-  Three Double Bedrooms
-  Open Plan Kitchen/ Dining Room

-  Two Reception Rooms
-  Off Road Parking
-  Good Size Rear Garden

Price: £270,000 Subject to Contract

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





An immaculately presented Victorian semi-detached family house which has the benefit of a good size rear garden and off road parking.

The property offers well planned and generously proportioned accommodation comprising Vestibule, Hall, front Living Room, separate Sitting Room and impressive open plan Dining Kitchen to the ground floor with three double Bedrooms, Bathroom, separate WC and walk in store to the first. Gas central heating and upvc double glazing are installed.

Outside, there is a paved driveway to the front providing off road parking. To the rear there is an established, good size rear garden incorporating a patio area, lawn, storage shed and outside WC.

The property is positioned on Windsor Road between Sussex Road and Hawkshead Street. The many amenities of Southport town centre together with the railway station on the Southport/Liverpool and Manchester lines is readily accessible.



Ground Floor

Vestibule - 1.35m x 0.91m (4'5" x 3'0")

Hall

Living Room - 3.89m x 3.63m (12'9" x 11'11") overall, plus bay

Sitting Room - 3.63m x 3.43m (11'11" x 11'3") overall

Open Plan Dining Kitchen- 5.31m x 4.3m (17'5" x 14'1") overall

First Floor

Landing

Bedroom 1 - 5.36m x 3.76m (17'7" x 12'4") overall, plus bay

Bedroom 2 - 3.63m x 3.45m (11'11" x 11'4") overall

Bedroom 3 - 3.3m x 2.36m (10'10" x 7'9") overall

Bathroom - 2.84m x 1.73m (9'4" x 5'8")

WC - 1.78m x 0.76m (5'10" x 2'6")

Store - 1.78m x 1.6m (5'10" x 5'3")

Outside

Outside, there is a paved driveway to the front providing off road parking. To the rear there is an established, good size rear garden incorporating a patio area, lawn, storage shed and outside wc.

Council Tax:

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

Tenure:

Leasehold for the residue of the term 999 years from 1st January 1936 and the yearly rent of £5.50

Mobile Phone Signal:

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband:

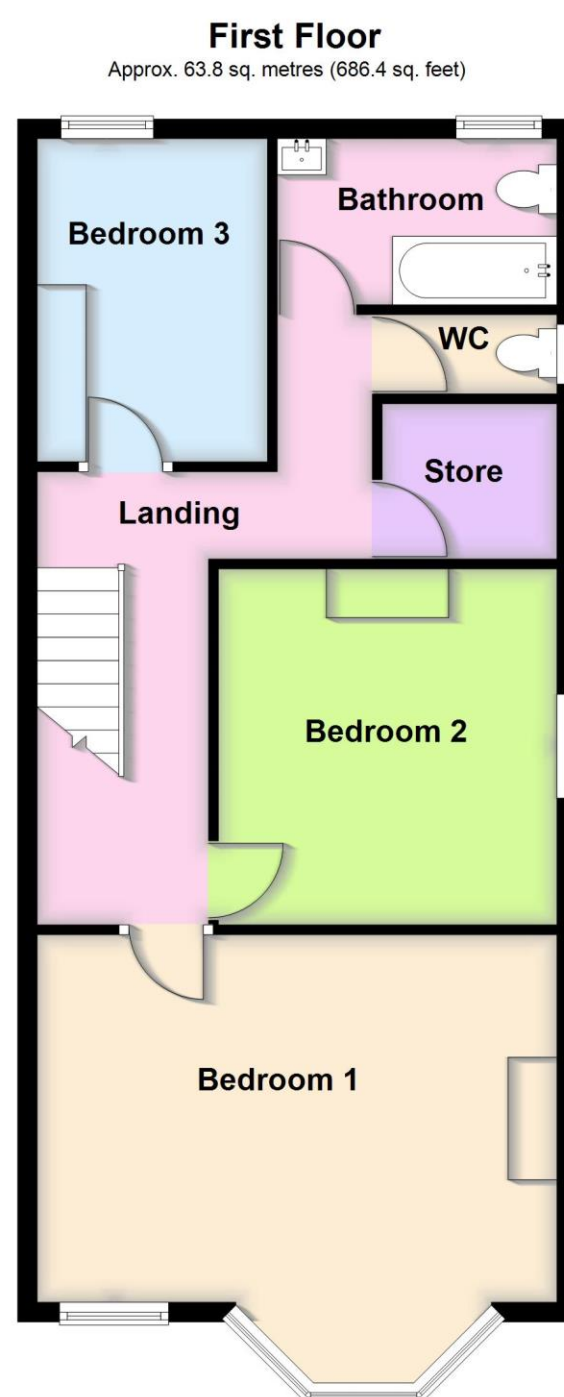
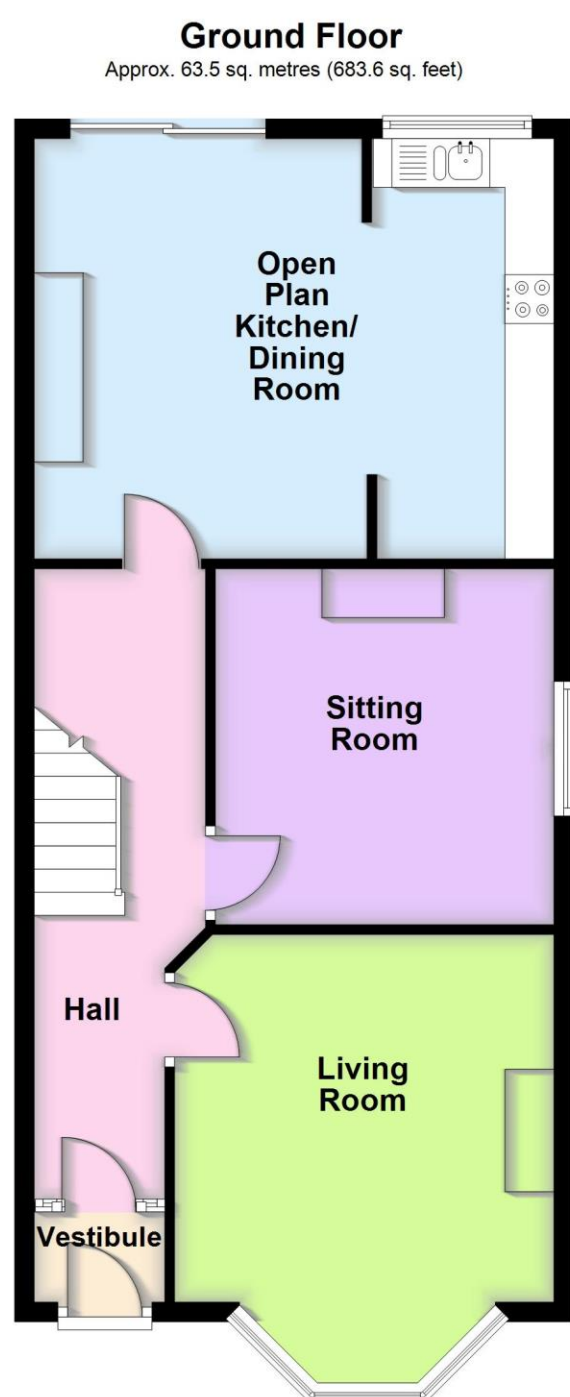
Check the availability by clicking this link:

<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. 127.3 sq. metres (1370.0 sq. feet)

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



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