



-  Semi Detached House
-  Requiring Modernisation
-  Three Bedrooms

-  Two Reception Rooms
-  Large Rear Garden
-  No Chain

**Price: £200,000** Subject to Contract

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







An opportunity to purchase a well planned, semi-detached house of character, located in a popular residential area and offered with no onward chain.

Requiring a programme of modernisation, the property offers well proportioned accommodation briefly comprises: Hall, Front Living Room, Rear Dining Room and Kitchen to the ground floor with three Bedrooms, Bathroom and separate WC to the first.

Outside there is a paved driveway providing off road parking to the front and a very good size rear garden arranged with patio, extensive lawn and established borders.

Haig Avenue is located off Scarisbrick New Road where there are public transport facilities to the town centre with local schools and King George V 6th Form college are readily accessible.





## Ground Floor:

### Hall

**Living Room** - 4.67m x 3.58m (15'4" x 11'9")

**Dining Room** - 3.76m x 3.05m (12'4" x 10'0")

**Kitchen** - 2.64m x 2.39m (8'8" x 7'10")

## First Floor:

### Landing

**Bedroom 1** - 3.73m x 3.28m (12'3" x 10'9")

**Bedroom 2** - 3.73m x 3.05m (12'3" x 10'0")

**Bedroom 3** - 3.58m x 2.06m (11'9" x 6'9")

**Bathroom** - 2.54m x 1.42m (8'4" x 4'8")

### WC

**Outside:** There is a paved driveway providing off road parking to the front and a very good size rear garden arranged with patio, extensive lawn and established borders.

**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/>

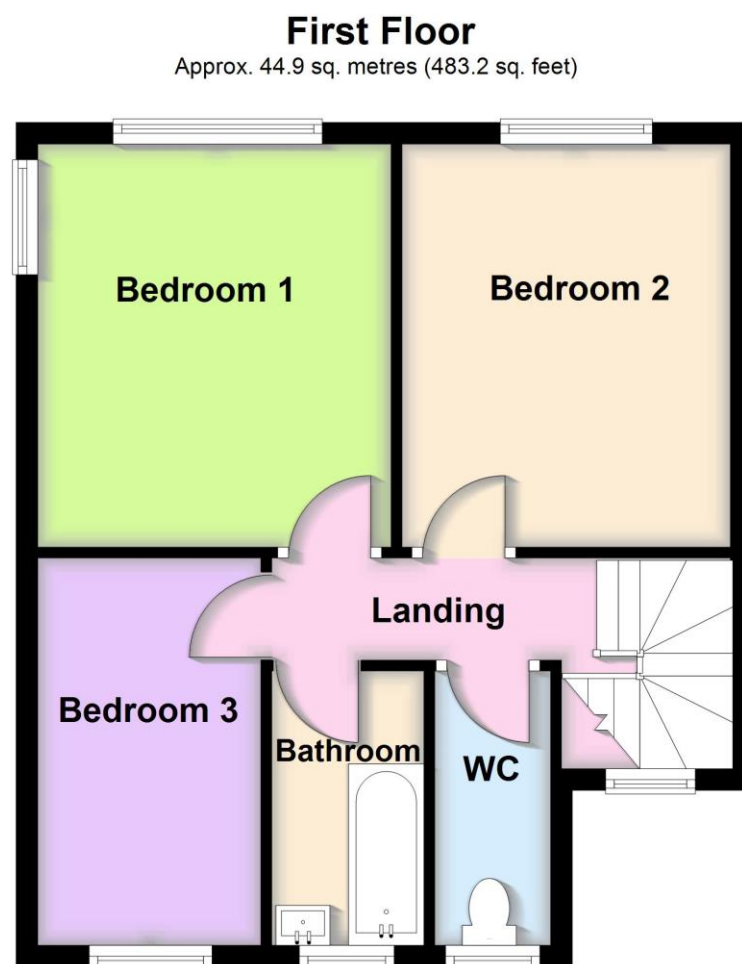
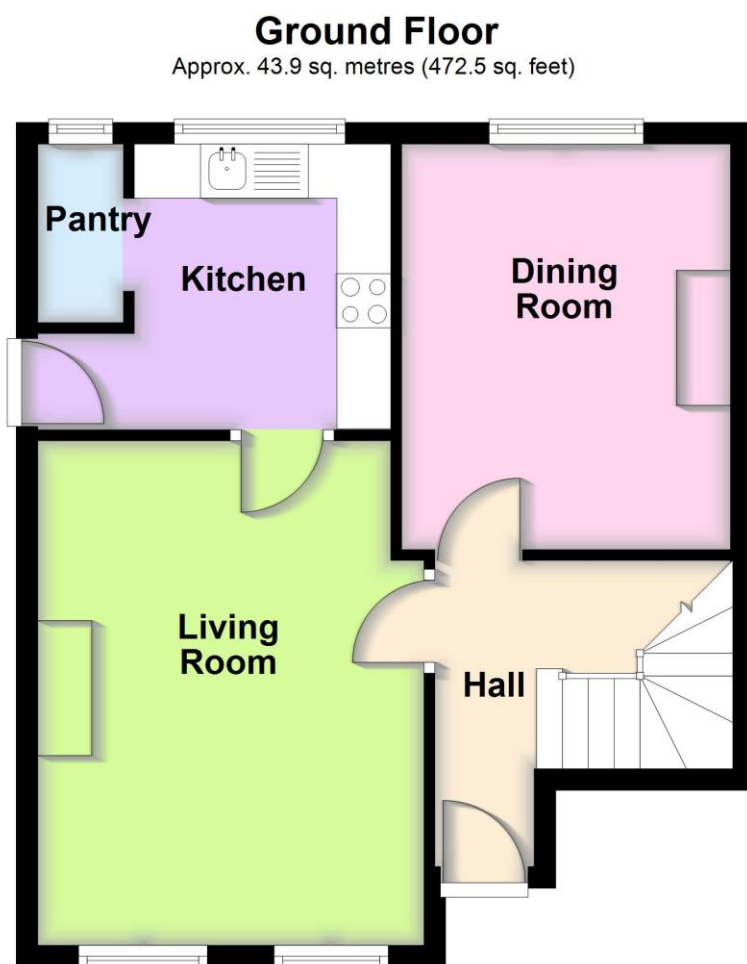
**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**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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Total area: approx. 88.8 sq. metres (955.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	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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