



-  End Terraced House
-  Two Double Bedrooms
-  Beautifully Presented Throughout

-  Modern Kitchen & Bathroom
-  Private Rear Garden
-  No Chain

Price: £185,000 Subject to Contract

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





An early inspection is highly recommended of this beautifully presented, end terraced house of the 'front doors together' style, positioned in a popular residential area of Southport.

Much improved by the current owners, the double glazed and centrally heated accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room and fitted Kitchen/Breakfast Room to the ground floor, with two double Bedrooms and Bathroom to the first floor.

Outside, the front is paved to provide off road parking, whilst the rear garden has paved patio, shaped lawn and established borders.

Byrom Street is a turning off Wennington Road with local shops at Bispham Road and a number of highly regarded schools readily accessible.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.34m into bay x 3.38m (14'3" x 11'1")

Dining Room - 3.61m x 3.38m (11'10" x 11'1")

Kitchen - 5.08m x 2.34m (16'8" x 7'8")

First Floor:

Landing

Bedroom 1 - 4.5m x 3.38m (14'9" x 11'1")

Bedroom 2 - 3.61m x 2.87m (11'10" x 9'5")

Bathroom - 3.1m x 2.34m (10'2" x 7'8")

Outside: The front is paved to provide off road parking, whilst the rear garden has paved patio, shaped 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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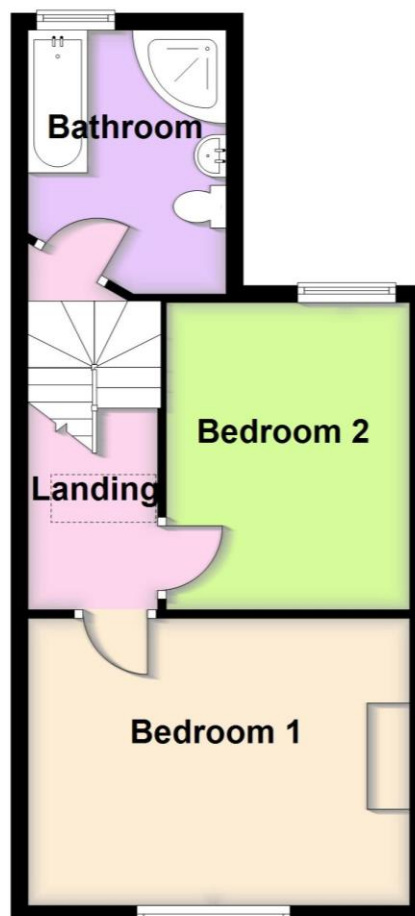
Ground Floor

Approx. 47.1 sq. metres (507.1 sq. feet)

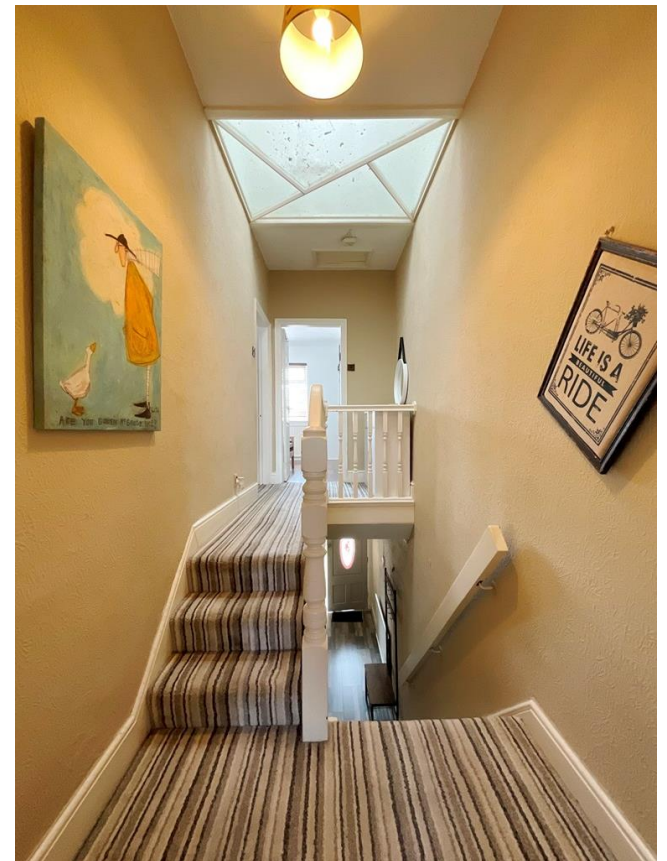


First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 86.5 sq. metres (931.0 sq. feet)



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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