



-  Traditional Semi Detached House
-  Three Double Bedrooms
-  Garden Areas to Front & Rear

-  Offering Excellent Potential
-  In Need of Repair & Modernisation
-  No Chain

Price: Offers in Excess of £165,000 Subject to Contract

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





NO CHAIN - A traditional semi-detached house of the "front doors together" style in need of repair and modernisation yet offering outstanding potential for improvement.

The property offers accommodation comprising Entrance Vestibule, Hall, spacious Lounge/ Dining Room, Kitchen and Utility with WC to the ground floor with three double Bedrooms and Shower Room to the first. Gas central heating and upvc double glazing are installed.

There are garden areas to the front and rear of the property, the front incorporating a driveway providing off road parking. The rear garden area has a patio and shed.

Poplar Street links Sussex Road and Hart Street, with local shops and schools, together with Meols Cop railway station on the Southport/Manchester line readily accessible.



Ground Floor:

Vestibule

Hall

Lounge/ Dining Room - 7.11m x 3.63m (23'4" x 11'11") maximum

Kitchen - 5.13m x 2.64m (16'10" x 8'8") maximum plus store

Utility/ WC - 2.62m x 2.06m (8'7" x 6'9")

First Floor:

Landing with ladder to loft room area.

Bedroom 1 - 4.67m x 3.33m (15'4" x 10'11")

Bedroom 2 - 4.57m x 2.64m (15'0" x 8'8")

Bedroom 3 - 3.63m x 2.95m (11'11" x 9'8")

Shower Room - 2.62m x 1.63m (8'7" x 5'4")

Outside: There are gardens to the front and rear of the property, the front incorporating a paved driveway providing off road parking. The good size rear garden has a paved patio area, shaped lawn and timber garden shed.

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

Tenure: Freehold

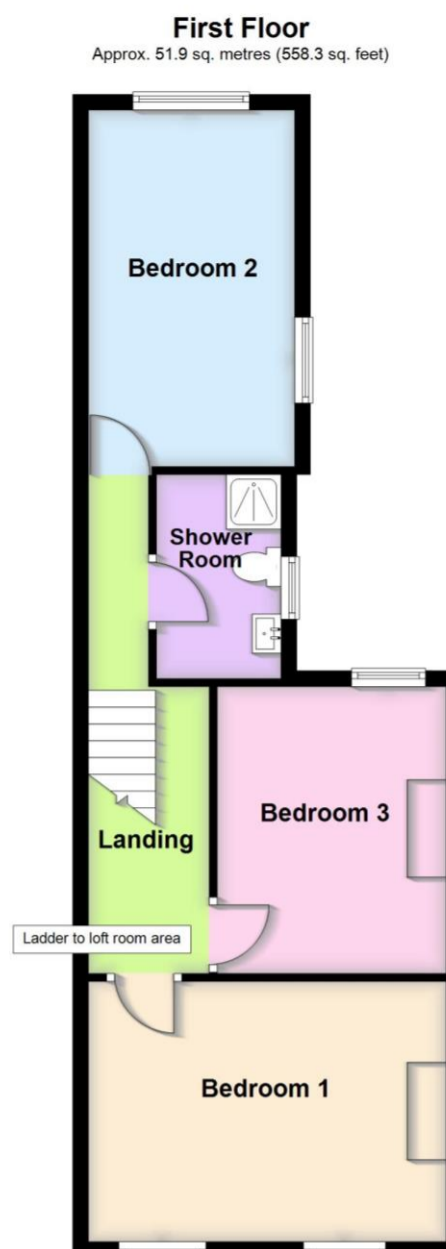
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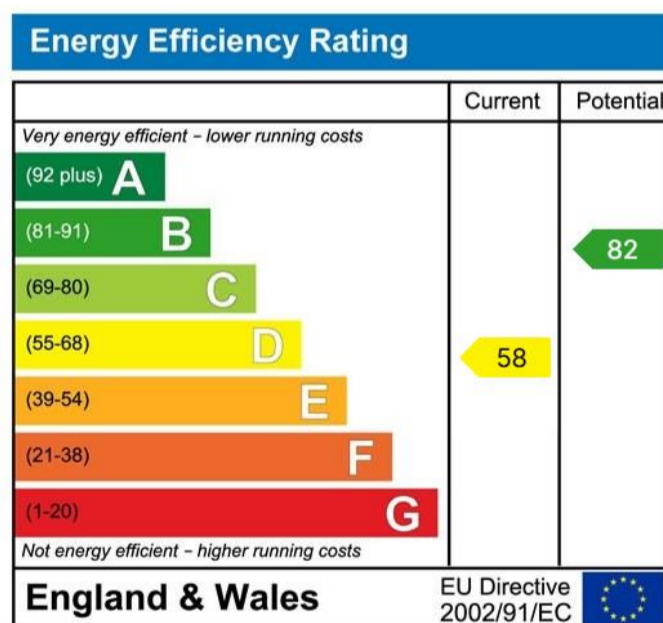
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 103.8 sq. metres (1117.0 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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