

£260,000

Subject to contract





An excellent opportunity to purchase an attractive semi-detached house located in a popular residential area and having the benefit of a new roof.

The property offers bright and well planned accommodation installed with gas central heating and upvc double glazing comprising spacious Hall, front Living Room and open plan Kitchen/Dining Room to the ground floor with three Bedrooms and modern Shower Room to the first floor.

There are garden areas to the front and rear, the front incorporating off road parking, the rear garden planned with lawn and borders.

Shaffesbury Road is located off Halsall Road and is convenient for local primary and secondary schools with local shops and public transport facilities being readily accessible.



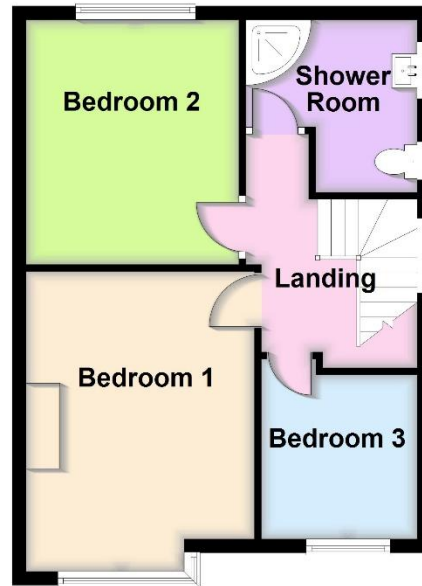
Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 89.6 sq. metres (964.1 sq. feet)



Ground Floor:

Hall

Living Room - 4.19m x 3.63m (13'9" x 11'11") max

Kitchen/Dining Room - 5.74m x 3.78m (18'10" x 12'5")

First Floor:

Landing

Bedroom 1 - 4.39m x 3.35m (14'5" x 11'0") max

Bedroom 2 - 3.58m x 3.12m (11'9" x 10'3")

Bedroom 3 - 2.41m x 2.29m (7'11" plus door recess x 7'6")

Shower Room - 2.54m x 2.51m (8'4" x 8'3")

Outside:

There are garden areas to the front and rear, the front incorporating off road parking, the rear garden planned with lawn and borders. Shaftesbury Road is located off Halsall Road and is convenient for local primary and secondary schools with local shops and public transport facilities being readily accessible.

Tenure: Leasehold- lease expiry (as of September 2025) September 2949, Subject to ground rent of £6.03 a year.

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>

Council Tax: Enquiries of the local authority website indicates the tax band as "C".

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC 	