



**Karen
Potter** THE
ESTATE
AGENT

Gosforth Road,
Southport, PR9 7HA

£220,000

Subject to contract





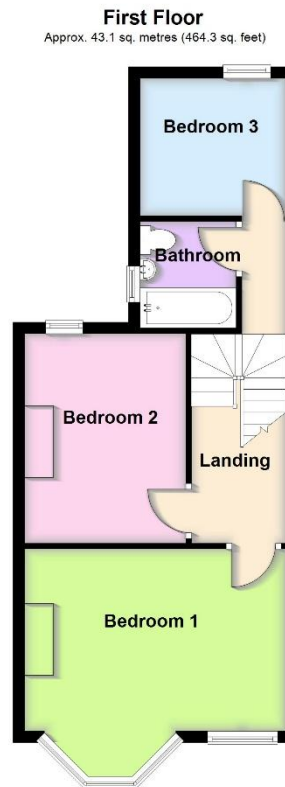
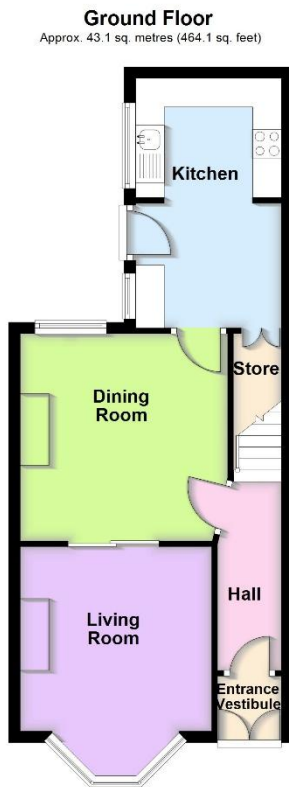
Offered for sale with no onward chain, this traditional, bay fronted, semi detached house of the front doors together style is located in a sought after residential area of Southport and an early inspection is recommended.

Offered for sale with no onward chain, the well planned accommodation would benefit from a programme of modernisation and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom/WC to the first floor.

Outside, twin wrought iron gates give access to a paved driveway to the front whilst the rear garden has paved patio, shaped lawn and well stocked mature borders.

Gosforth Road is located off Bengarth Road which, in turn, is located off Chester Road. Local primary and secondary schools are readily accessible together with public transport facilities and the many amenities of Churchtown Village.





Total area: approx. 86.2 sq. metres (928.4 sq. feet)



Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.99m x 3.33m (13'1" into bay x 10'11")

Dining Room - 3.61m x 3.48m (11'10" x 11'5")

Kitchen - 4.34m x 2.54m (14'3" x 8'4")

Store

First Floor:

Landing

Bedroom 1 - 4.55m x 3.96m (14'11" x 13'0" into bay)

Bedroom 2 - 3.66m x 2.82m (12'0" x 9'3")

Bedroom 3 - 2.54m x 2.39m (8'4" x 7'10")

Bathroom - 1.85m x 1.68m (6'1" x 5'6")

Outside:

Twin wrought iron gates give access to a paved driveway to the front whilst the rear garden has paved patio, shaped lawn and well stocked mature borders.

Council Tax:

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

Tenure:

Leasehold- Lease expiry- 01/09/2959 ~(933 years)
Ground Rent- £3.18

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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