



Guinea Hall Close,
Southport, PR9 8RG
Price: £170,000 Subject to Contract

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this modern two bedroom house which forms part of the popular Guinea Hall Farm development by Redrow Homes.

The property offers attractively presented and well planned accommodation installed with double glazing and gas central heating, briefly comprising: Hall, Cloakroom/WC, Living Room and Kitchen on the ground floor with two bedrooms and Bathroom on the first floor.

Externally, the property stands in landscaped gardens with a garage located to the rear.

Guinea Hall Close is a turning off Guinea Hall Lane, convenient for Banks Village, with further facilities found at Crossens and Churchtown Villages and Southport Town Centre.



Ground Floor:**Hall**

Lounge/ Dining Room - 4.6m x 4.5m (15'1" max x 14'9" max)

Kitchen - 2.46m x 2.06m (8'1" plus recess x 6'9" max)

WC - 1.73m x 0.91m (5'8" x 3'0")

Store**First Floor:****Landing**

Bedroom 1 - 3.66m x 3.15m (12'0" x 10'4")

Bedroom 2 - 2.82m x 2.51m (9'3" x 8'3")

Bathroom - 1.98m x 1.78m (6'6" x 5'10")

Outside:

Externally, the property stands in landscaped gardens with a garage located to the rear.

Council Tax:

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

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:

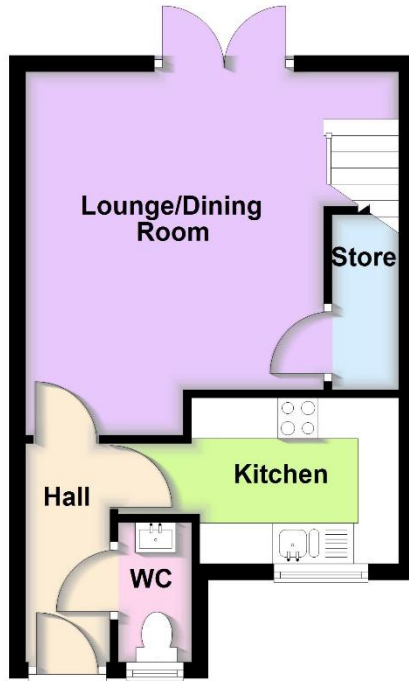
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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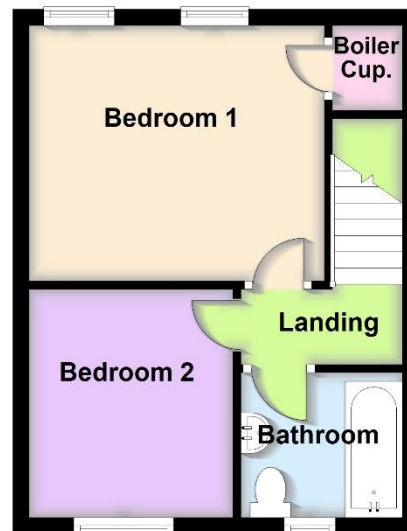
Ground Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



Total area: approx. 58.4 sq. metres (629.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	