

Offers Over
£160,000

Subject to contract





A RARE OPPORTUNITY TO PURCHASE A CHARMING COTTAGE

located within walking distance of the many facilities of the Town Centre, the Promenade and Hesketh Park. Offered for sale with no onward chain, the property is installed with gas central heating and uPVC double glazing, briefly comprising Hall Front Lounge, Rear Living Room, Kitchen and Bathroom to the ground floor with three Bedrooms to the first.

Outside, there is a brick built outhouse, paved patio and outside WC, with archway leading through to an established garden, arranged with shaped lawn with well stocked, mature shrub borders.

A parking permit can be purchased from Sefton Council to park on Arnside Road or Marlborough Road at a cost of £30. Trinity Mews is a small road linking Marlborough Road and Arnside Road. The property would benefit from a program of modernisation and general maintenance, as reflected in the asking price.



Ground Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



Total area: approx. 82.4 sq. metres (886.8 sq. feet)



Ground Floor:

Hall

Lounge - 3.66m x 3.56m (12'0" x 11'8")

Living Room - 3.94m x 3.56m (12'11" x 11'8")

Kitchen - 3.15m x 2.31m (10'4" x 7'7")

Bathroom - 3.15m x 1.24m (10'4" x 4'1")

First Floor:

Landing

Bedroom 1 - 3.96m x 3.56m (13'0" x 11'8")

Bedroom 2 - 3.66m x 2.39m (12'0" x 7'10")

Bedroom 3 - 2.72m x 2.08m (8'11" x 6'10")

Outside: There is a brick built outhouse, paved patio and outside WC, with archway leading through to an established garden, arranged with shaped lawn with well stocked, mature shrub borders. A parking permit can be purchased from Sefton Council to park on Arnside Road or Marlborough Road at a cost of £30.

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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