



Preston New Road, Southport, PR9 8NT

- |                                                                                                                  |                                                                                                                |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  <b>Semi Detached Bungalow</b> |  <b>No Chain</b>            |
|  <b>Two Bedrooms</b>           |  <b>Two Reception Rooms</b> |
|  <b>Sought After Location</b>  |  <b>Garage</b>              |

**NO CHAIN** - An extended, well planned and attractively presented "Howard Built" semi-detached bungalow which is located within a sought after residential area of Southport.

The bungalow is installed with gas central heating and uPVC double glazing, briefly comprising Entrance Vestibule, Hall, Front Living Room, Rear Lounge / Dining Room, Conservatory, Fitted Kitchen, Utility, two double Bedrooms with fitted wardrobes, Shower Room and separate WC. There are established gardens to the front and rear, the front incorporating ample parking with twin timber gates giving access to the Garage.

**Price: £295,000 Subject to Contract**

Viewing: Strictly with the Agents (01704) 500 008



## Ground Floor:

### Porch

### Hall

**Living Room (or Bedroom 3)** - 4.29m x 3.66m (14'1" into bay x 12'0")

**Lounge/ Dining Room** - 6.73m x 3.66m (22'1" x 12'0")

**Kitchen** - 3.66m x 2.92m (12'0" max x 9'7" max)

**Utility** - 1.83m x 1.09m (6'0" x 3'7")

**Conservatory** - 0.3m x 2.44m (0'12" x 8'0")

**WC** - 1.83m x 0.79m (6'0" x 2'7") **Shower Room** - 1.91m x 1.83m (6'3" x 6'0")

**Bedroom 1** - 3.76m x 3.61m (12'4" x 11'10") **Bedroom 2** - 3.63m x 3.02m (11'11" x 9'11")

### Outside:

There are established gardens to the front and rear, the front incorporating ample parking with twin timber gates giving access to the Garage.

### Council Tax:

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

### 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC