



Preston New Road, Southport, PR9 8NT

 Semi Detached Bungalow	 No Chain
 Two Bedrooms	 Two Reception Rooms
 Sought After Location	 Garage

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
Approx. 101.3 sq. metres (1090.7 sq. feet)



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.

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