

FREEHOLD



House - Semi-Detached (EPC Rating:)

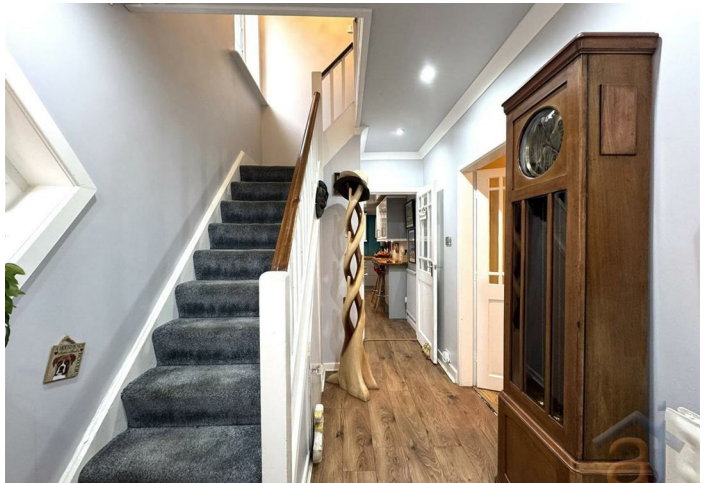
86 GUINEA HALL LANE, SOUTHPORT, PR9 8BT

Price Guide

£270,000

FEATURES

- Three Bedrooms
- Garden Room
- Private Rear Garden
- Good Transport Links
- Semi Detached Property
- Large Driveway to the front
- Newly refurbished Bathroom
- Downstairs WC



 **anthony james**
estate agents

3 Bedroom House - Semi-Detached located in Southport

Full Description

Discover an exceptional opportunity to acquire a spacious three-bedroom semi-detached home, ideally situated for convenience and comfortable living. This property offers significant potential for modernisation and extension, allowing a new owner to create their ideal residence in a sought-after location.

The ground floor features a bright and inviting lounge, perfect for relaxation. A separate dining room provides an excellent space for entertaining guests or enjoying family meals. The kitchen, with direct access to the generous rear garden, is ready for a bespoke upgrade to suit individual tastes and requirements.

Upstairs, you will find three well-proportioned bedrooms, offering flexible accommodation options. Each room benefits from ample natural light and provides a comfortable private space. A family bathroom is also located on this floor, awaiting a contemporary refresh.

Externally, the property boasts a substantial rear garden, presenting a blank canvas for landscaping and outdoor enjoyment. The front of the house includes a driveway, providing convenient off-street parking.

Located in a desirable area, the property benefits from excellent access to local amenities, including shops, schools, and transport links, making daily life effortless. This home represents a superb opportunity for those looking to invest in a property with scope to enhance and add considerable value.

Early viewing is highly recommended to appreciate the full potential this versatile home offers.



SALES | CHARLOTTE HOUSE, GROUND FLOOR, 35-37 HOGHTON STREET, SOUTHPORT, MERSEYSIDE, PR9 0NS

Call us on

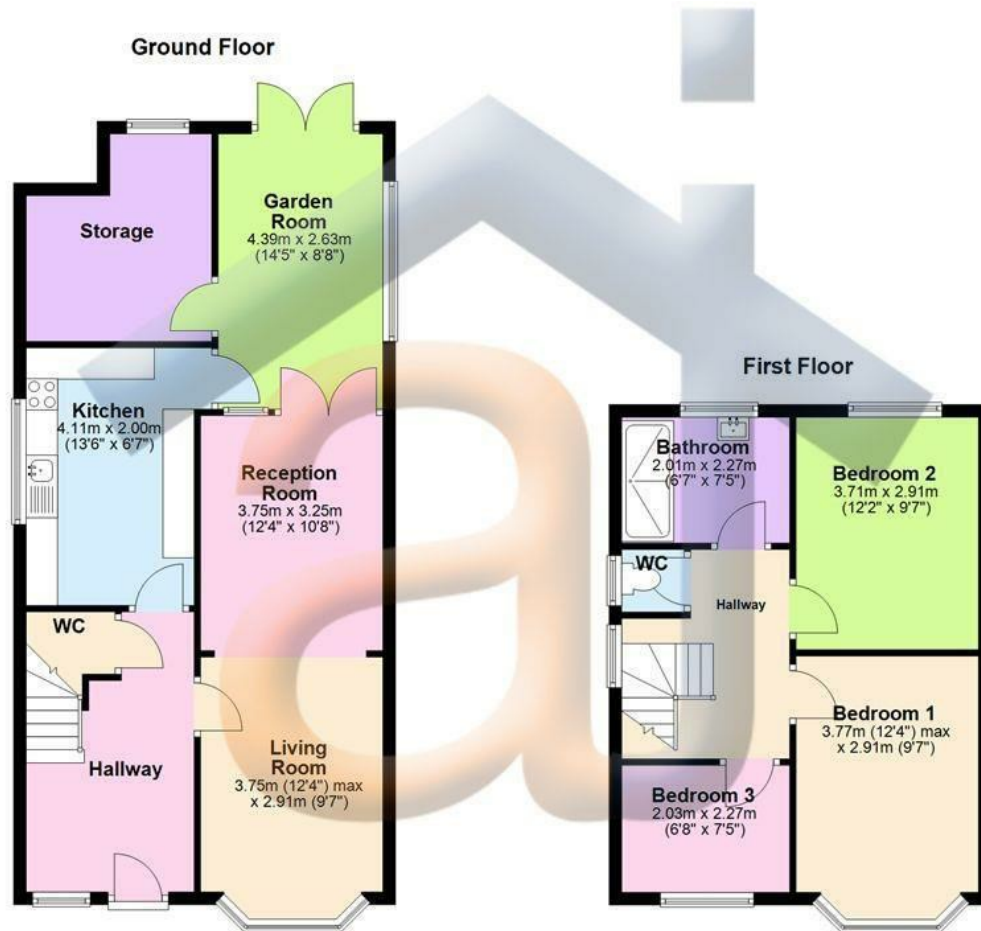
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Council Tax Band

C



"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser."
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

