



Peel Street, Southport, PR8 6HR

This beautifully presented, traditional, semi detached house has been much improved by the current owner and must be viewed to be fully appreciated.

Installed with gas central heating and UPVC double glazing, the well planned accommodation is arranged over two floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room and Breakfast Room to the ground floor with two double Bedrooms, a single Bedroom and a Shower Room to the first floor.

Outside, the front is paved to provide off road parking, whilst the rear garden is also extensively paved for ease of maintenance with brick outbuilding providing useful storage.

Peel Street links Sussex Road with Cobden Road, well placed for accessing a number of highly regarded local schools and the amenities at Kew.



Price: £220,000 Subject to Contract

Ground Floor:

Porch

Hall

Living Room - 4.24m plus bay x 3.78m (13'11" x 12'5")

Dining Room - 3.66m x 3.61m (12'0" x 11'10")

Breakfast Room - 3.71m x 2.24m (12'2" x 7'4")

Kitchen - 5.08m x 1.96m (16'8" x 6'5")

First Floor:

Landing

Bedroom 1 - 3.66m x 3.63m (12'0" x 11'11")

Bedroom 2 - 3.63m x 3.3m (11'11" x 10'10")

Bedroom 3 - 2.82m x 2.29m (9'3" x 7'6")

Shower Room - 2.08m x 1.93m (6'10" x 6'4")

Outside:

The front is paved to provide off road parking, whilst the rear garden is also extensively paved for ease of maintenance with brick outbuilding providing useful storage.

Council Tax:

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

Tenure:

Freehold

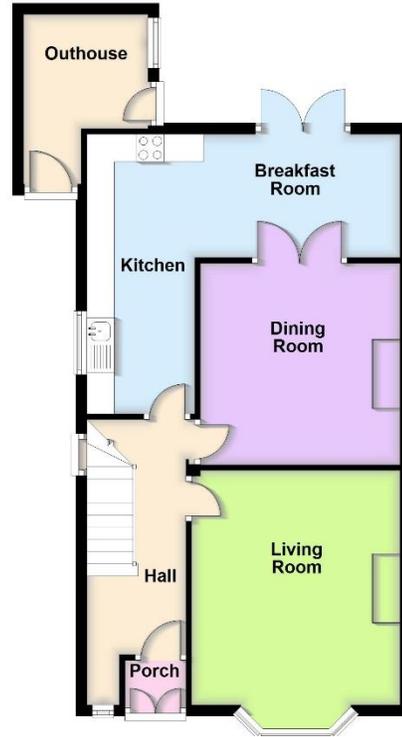
NB:

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

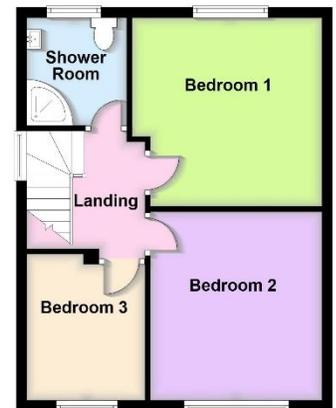
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Ground Floor
Approx. 64.9 sq. metres (698.6 sq. feet)



First Floor
Approx. 41.7 sq. metres (449.0 sq. feet)



AWAITING EPC

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.