



## **Janes Brook Road, Southport PR8 6NT**

Offered for sale with no onward chain, this three bedroom, semi detached house has undergone a programme of modernisation and must be viewed to be fully appreciated.

Ideal for first time buyers, the gas centrally heated and uPVC double glazed accommodation briefly comprises: Hall, WC, Living Room, and fitted Kitchen/Dining Room to the ground floor with three Bedrooms and Shower Room to the first floor. There are lawned gardens to the front and rear, the rear being a good size and private with gated access to the residents car park beyond.

Janes Brook Road is located off Town Lane where there are public transport facilities to the town centre. Local primary and secondary schools are readily accessible, as are the amenities of Kew.



**Price: £165,000 Subject to Contract**

## Ground Floor:

### Hall

**WC** - 1.8m x 0.91m (5'11" x 3'0")

**Living Room** - 4.06m x 3m (13'4" x 9'10")

**Kitchen/ Dining Room** - 5.84m x 2.92m (19'2" x 9'7" overall)

**Store**

**Store**

## First Floor:

### Landing

**Bedroom 1** - 3.61m x 3.05m (11'10" x 10'0" plus door recess)

**Bedroom 2** - 3.38m x 3.05m (11'1" x 10'0")

**Bedroom 3** - 2.69m x 2.34m (8'10" x 7'8")

**Shower Room** - 2.69m x 1.68m (8'10" x 5'6")

**Store**

**Store**

## Outside:

There are lawned gardens to the front and rear, the rear being a good size and private with gated access to the residents car park beyond.

## Council Tax:

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

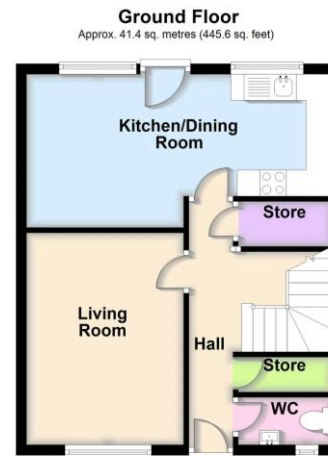
## Tenure:

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.