



## Beatty Road, Southport PR8 6LB

Offered for sale with no onward chain, this well proportioned semi detached house of character, located in a popular residential area, would benefit from a programme of general updating though offers excellent potential.

The double glazed and centrally heated property offers well planned accommodation briefly comprising: Porch, Hall, Living Room, Lounge, Kitchen, and WC to the ground floor with three Bedrooms, Bathroom and separate WC to the first.

Outside, there is a paved driveway providing off road parking to the front and a good size rear garden offering paved patio, lawn and established borders.

Beatty Road links Forest Road with Haig Avenue which is located off Scarisbrick New Road where there are public transport facilities to the town centre with local schools and King George V 6th Form college readily accessible.



**Price: £200,000 Subject to Contract**

## Ground Floor:

**Porch**

**Hall**

**Living Room** - 4.42m x 3.05m (14'6" x 10'0")

**Lounge** - 4.44m x 3.61m (14'7" x 11'10" max)

**Kitchen** - 3.05m x 2.24m (10'0" x 7'4")

**Store**

**Pantry** - 2.24m x 0.79m (7'4" x 2'7")

**Rear Vestibule**

**WC** - 1.47m x 1.3m (4'10" x 4'3")

**Store**

## First Floor:

**Landing**

**Bedroom 1** - 4.5m x 3.33m (14'9" max x 10'11")

**Bedroom 2** - 3.33m x 3.05m (10'11" x 10'0")

**Bedroom 3** - 2.64m x 2.41m (8'8" max x 7'11")

**WC** - 1.37m x 0.99m (4'6" x 3'3")

**Bathroom** - 2.41m x 1.68m (7'11" x 5'6")

## Outside:

There is a paved driveway providing off road parking to the front and a good size rear garden offering paved patio, lawn and established borders.

## 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. 53.0 sq. metres (570.1 sq. feet)



**First Floor**  
Approx. 44.7 sq. metres (481.2 sq. feet)



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>		74
(55-68)	<b>D</b>	56	
(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.