

Wainwright
&
Edwards

FOR SALE
01772 814863



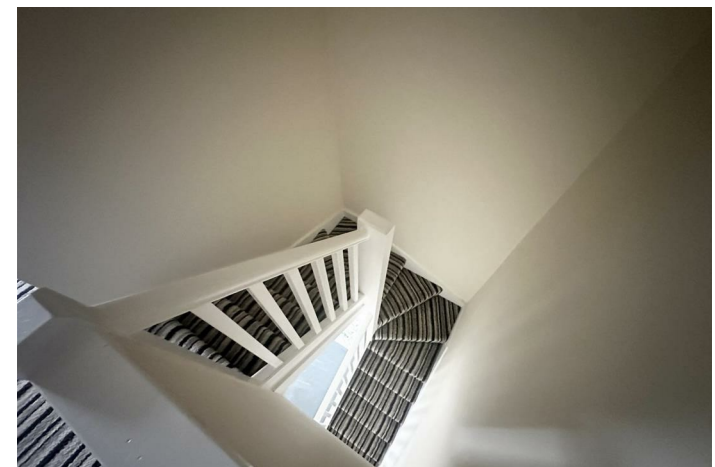
Offers Over £167,500

1A Cemetery Road, Southport, PR8 6RH

2  1  2  D 

PROPERTY SUMMARY

An excellent opportunity for first time buyers or buy to let investors to purchase a spacious and well presented terrace house convenient for Southport Town Centre and local schools. The spacious accommodation comprises large lounge with double glazed bay window to front, well appointed fitted kitchen with integrated oven, hob and extractor and a further sitting room. To the first floor there are two double bedrooms and bathroom with modern white suite. The property benefits from gas central heating, double glazing, off street parking to the front and private enclosed small rear garden. No Chain!

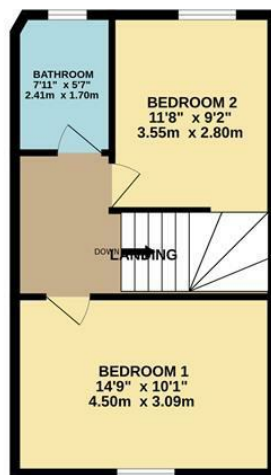




GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TWO BED TERRACE HOUSE

TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Sefton

TENURE

Freehold

COUNCIL TAX BAND

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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.

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&
Edwards**

OFFICE ADDRESS

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PR8 4AY

CONTACT