



Preston New Road, Southport PR9 8NT

NO CHAIN - An extended, well planned and attractively presented "Howard Built" semi-detached bungalow which is located within a sought after residential area of Southport.

The bungalow is installed with gas central heating and uPVC double glazing, briefly comprising Entrance Vestibule, Hall, Front Bedroom currently arranges as a second Living Room, Rear Lounge / Dining Room, Conservatory, Fitted Kitchen, Utility, two double Bedrooms with fitted wardrobes, Shower Room and separate WC.

There are established gardens to the front and rear, the front enjoying a sunny aspect and incorporating ample parking with twin timber gates giving access to the Garage.

Preston New Road leads towards the many amenities of both Crossens and Churchtown Villages with bus stops for Preston, Southport and Liverpool on the door step. The Botanical gardens, food stores such as the Co-op and Lidl, and a number of highly regarded schools are also within close proximity.



Price: £295,000 Subject to Contract

Ground Floor:

Porch

Hall

Living Room - 4.29m x 3.66m (14'1" into bay x 12'0")

Lounge/ Dining Room - 6.73m x 3.66m (22'1" x 12'0")

Kitchen - 3.66m x 2.92m (12'0" max x 9'7" max)

Utility - 1.83m x 1.09m (6'0" x 3'7")

Conservatory - 0.3m x 2.44m (0'12" x 8'0")

WC - 1.83m x 0.79m (6'0" x 2'7")

Shower Room - 1.91m x 1.83m (6'3" x 6'0")

Bedroom 1 - 3.76m x 3.61m (12'4" x 11'10")

Bedroom 2 - 3.63m x 3.02m (11'11" x 9'11")

Outside:

There are established gardens to the front and rear, the front incorporating ample parking with twin timber gates giving access to the Garage.

Note:

Over the last three years the owner has paid for new hardstanding in to front, had the driveway relayed and had twin timber gates installed along with replacing the flat roof in the extension to a pitch and installing a new conservatory.

Council Tax:

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

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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