



Victory Avenue, Southport, PR9



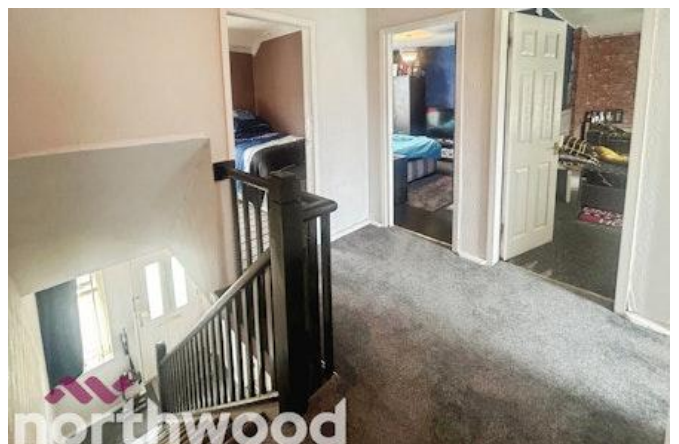
£150,000

- NO ONWARD CHAIN
- Deceptively Spacious Terraced Property
- Two Versatile Reception Rooms
- Well-Proportioned Bedrooms
- Generous Rear Garden & Off-Road Parking
- Utility & Potential to Extend/Convert (STP)
- Freehold
- EPC rating D



NO ONWARD CHAIN! This deceptively spacious three-bedroom home offers fantastic potential for buyers seeking generous living space in a well-established residential setting.

The property boasts a well-balanced layout, featuring two inviting reception rooms that provide versatile space for both relaxing and entertaining. The kitchen sits to the rear adjacent to the dining room, with access an impressive garden and to a useful utility space. Ideal for families, keen gardeners, or those who enjoy outdoor living.



Upstairs, there are three well-proportioned bedrooms along with a family bathroom and separate WC, offering practicality and comfortable accommodation for a household.

Externally, the property truly stands out with its substantial rear garden, providing plenty of space to extend (subject to the necessary permissions) or simply enjoy as it is. In addition, a large brick-built utility/outbuilding offers excellent storage but also presents an exciting opportunity for conversion into further living space, a home office, or workshop, subject to planning. The front benefits driveway parking whilst still having a lawn area and established hedges creating natural privacy.

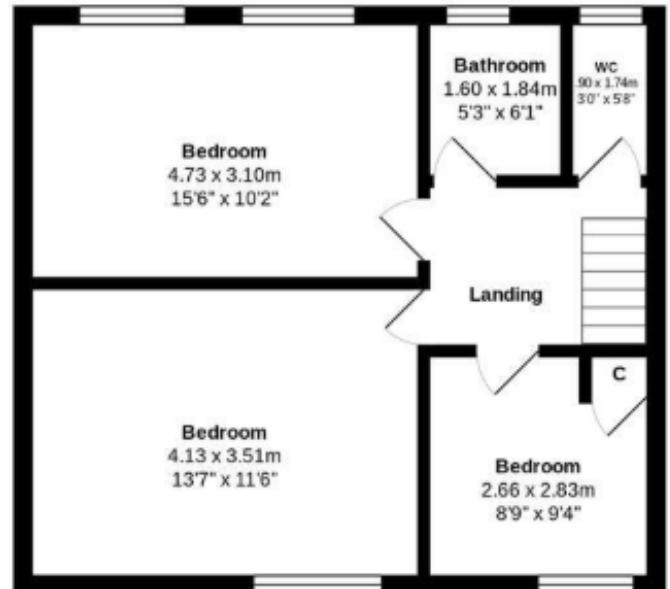
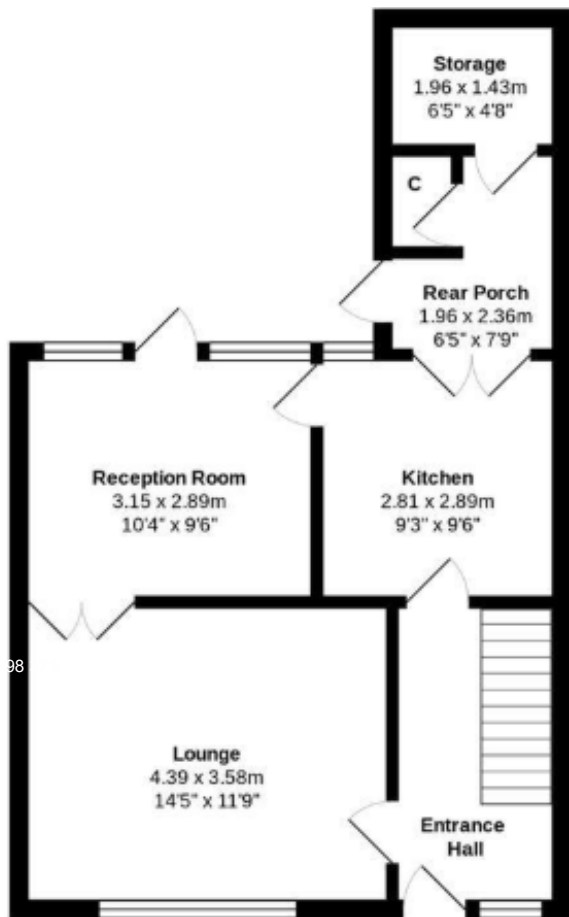
With its generous proportions, scope for improvement, and excellent outdoor space, this property represents a superb opportunity to create a long-term home tailored to your own taste.

Early viewing is highly recommended to fully appreciate the space and potential on offer.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





Total Area: 101.8 m² ... 1096 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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