

**Wainwright
&
Edwards**

FOR SALE
01772 814863



Offers In The Region Of £172,500

16 Scott Street, Southport, PR9 7QZ



PROPERTY SUMMARY

A spacious semi detached house in popular residential location close to local schools and amenities. The accommodation comprises entrance hall, lounge, dining room and kitchen. To the first floor there are two bedrooms and bathroom. The property benefits from off street parking, private rear garden and has the added benefit of being chain free.





A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		61	83
<i>Not energy efficient - higher running costs</i>			

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.