



Haig Avenue, Southport PR8 3BQ

NO CHAIN - A particularly attractive, newly modernised semi-detached house located within a cul-de-sac forming part of a popular residential area.

The property has the benefit of a newly installed kitchen and bathroom; new carpets and redecorated throughout and now presents an excellent opportunity for a buyer seeking a "turn key", ready-to-move-into home.

The well planned, attractively proportioned accommodation briefly comprises Enclosed Porch, Hall, Living Room, Dining Room, Conservatory and Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

There are garden areas to the front, side and rear, the front offering potential to provide off road parking but it must please be noted the adjacent pavement crossover requires forming by the local Council. Haig Avenue is located off Scarisbrick New Road which leads towards Southport Town Centre.

Price: £260,000 Subject to Contract

Ground Floor
Approx. 56.2 sq. metres (605.2 sq. feet)



Ground Floor:

Enclosed Porch

Hall

Front Living Room - 4.65m x 3.63m (15'3" x 11'11") maximum.

Rear Dining Room - 3.78m x 3.05m (12'5" x 10'0")

Conservatory - 3.18m x 2.9m (10'5" x 9'6") overall

Kitchen - 4.19m x 2.64m (13'9" x 8'8")

First Floor:

Landing

Rear Bedroom 1 - 3.84m x 3.25m (12'7" x 10'8")

Rear Bedroom 2 - 3.84m x 3.18m (12'7" x 10'5")

Front Bedroom 3 - 3.45m x 2.03m (11'4" x 6'8")

Bathroom - 2.57m x 2.46m (8'5" x 8'1")

Outside:

There are established garden areas to the side and rear, the front incorporates potential off road parking but it must please be noted the adjacent pavement needs to be adapted by the local Council.

Tenure:

Freehold

Solar Panels

Solar panels have been installed but we are unable to confirm whether they are leased or owned.

Council Tax Banding:

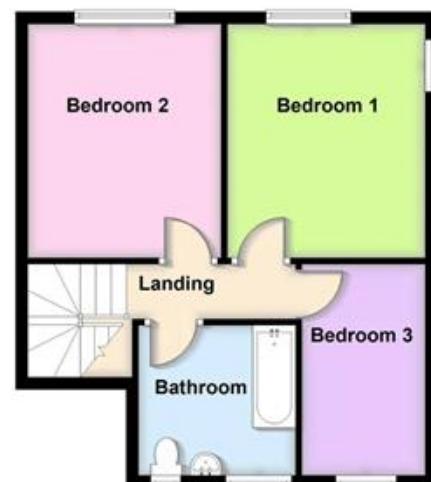
Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

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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First Floor
Approx. 45.3 sq. metres (487.1 sq. feet)



Energy Efficiency Rating

