



## **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:

**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.