



### Crediton Avenue, Southport PR9 9TP

Offered for sale with no onward chain, this gas centrally heated and double glazed semi detached house would benefit from some general updating though offers excellent potential.

The accommodation briefly comprises Hall, Living Room, Dining Room, fitted Kitchen and Conservatory to the ground floor with three Bedrooms and Shower Room to the first. There are low maintenance gardens to the front and rear, the front incorporating a long driveway leading to a Garage at the rear.

Crediton Avenue is a cul de sac located off Glencoyne Drive which, in turn, is located off Fylde Road where there are local shops and there are public transport facilities to the town centre. The many amenities of Churchtown Village are readily accessible together with a number of highly regarded local schools.



**Price: £195,000 Subject to Contract**

**Ground Floor:**

**Entrance Vestibule**

**Hall**

**Living Room** - 4.14m x 3.78m (13'7" x 12'5")

**Dining Room** - 3.18m x 2.51m (10'5" x 8'3")

**Kitchen** - 3.18m x 2.13m (10'5" x 7'0")

**Conservatory** - 4.47m x 3.05m (14'8" x 10'0")

**First Floor:**

**Landing**

**Bedroom 1** - 3.91m x 2.62m (12'10" x 8'7")

**Bedroom 2** - 2.79m x 2.79m (9'2" x 9'2")

**Bedroom 3** - 2.82m x 2.03m (9'3" x 6'8")

**Shower Room** - 1.91m x 1.85m (6'3" x 6'1")

**Outside:**

There are low maintenance gardens to the front and rear, the front incorporating a long driveway leading to a Garage measuring 5.19m (17') x 2.84m (9'4").

**Council Tax:**

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

**Tenure:**

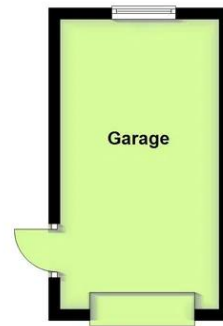
Freehold

**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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**Ground Floor**  
Approx. 65.6 sq. metres (706.4 sq. feet)



**First Floor**  
Approx. 35.2 sq. metres (379.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	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.