



## **Pine Grove, Southport PR9 9AQ**

IDEAL FIRST TIME BUYER HOME - An early viewing is strongly recommended of this well presented, traditional, two bedroom, semi detached house of the 'front doors together' style, occupying a sought after central Southport position.

Installed with gas central heating and uPVC double glazed throughout, the well planned accommodation is arranged over two floors and briefly comprises: Entrance Vestibule, Hall, Lounge/Dining Room with log burner, fitted Kitchen and modern Shower Room to the ground floor with two double Bedrooms and a Bathroom to the first floor. There is a private courtyard garden to the rear.

Pine Grove is a turning off St Lukes Road, well placed for accessing Southport town centre.



**Price: £170,000 Subject to Contract**

**Ground Floor**  
Approx. 50.0 sq. metres (538.5 sq. feet)



**Ground Floor:**

**Entrance Vestibule**

**Hall**

**Lounge/Dining Room** - 7.14m x 3.81m  
(23'5" plus bay x 12'6" overall)

**Kitchen** - 4.78m x 2.31m (15'8" x 7'7")

**Shower Room** - 2.27m (7'5") x 1.74m (5'9")

**Store**

**First Floor:**

**Landing**

**Bedroom 1** - 4.78m x 3.48m (15'8" x 11'5")

**Bedroom 2** - 3.51m x 2.97m (11'6" x 9'9")

**Bathroom** - 2.44m x 2.36m (8'0" x 7'9")

**Outside:**

There is a private courtyard garden to the rear.

**Council Tax:**

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

**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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**First Floor**  
Approx. 39.9 sq. metres (428.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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