



Skipton Avenue, Southport PR9 8JP

An early viewing is highly recommended of this particularly well presented, modern semi detached house which is located within a popular residential area.

The gas centrally heated and double glazed property stands in well maintained gardens to the front and rear and briefly comprises Entrance Hall, Cloakroom/WC, front Living Room open plan to rear Dining Room, modern fitted Kitchen and Conservatory to the ground floor with three Bedrooms and Bathroom to the first.

There is an established and well maintained garden to the rear, the front garden incorporates a driveway with access to the Garage.

Skipton Avenue is located off Banks Road where there are public transport facilities to the town centre. The amenities of Crossens, Banks and Churchtown villages are also readily accessible.



Price: £240,000 Subject to Contract

Ground Floor:

Living Room - 4.93m x 3.66m (16'2" x 12'0")

Dining Room - 3.66m x 2.72m (12'0" x 8'11")

Conservatory - 3.66m x 3.66m (12'0" x 12'0")

Kitchen - 5.64m x 2.49m (18'6" x 8'2")

Garage - 7.75m x 2.74m (25'5" x 9'0")

First Floor:

Bedroom 1 - 3.66m x 3.66m (12'0" x 12'0")

Bedroom 2 - 3.66m x 3m (12'0" x 9'10")

Bedroom 3 - 2.49m x 2.24m (8'2" x 7'4")

Bathroom - 1.78m x 1.63m (5'10" x 5'4")

Outside:

The front is gravel laid to provide off road parking and allows access to the garage. The rear garden has paved patio area leading to shaped lawn with established borders.

Council Tax:

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

Tenure:

Freehold

NB:

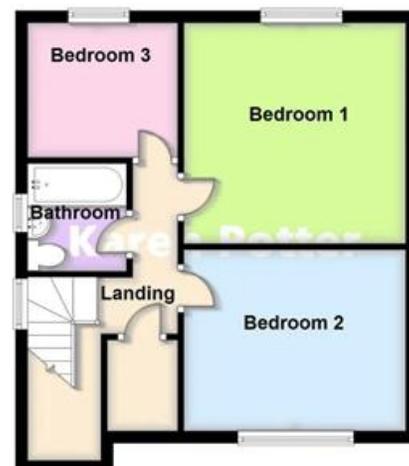
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Ground Floor
Approx. 84.3 sq. metres (907.2 sq. feet)



First Floor
Approx. 42.9 sq. metres (461.3 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient – lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient – higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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