



## Lytham Road, Southport PR9 9UN

IDEAL FOR FIRST TIME BUYERS - This bright and airy three bedroom mid terraced house has been newly decorated, carpeted with a newly installed kitchen including integrated oven, hob and cooker hood - NO CHAIN.

The well proportioned, spacious accommodation briefly comprises Hall, Living Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first. Gas central heating and UPVC double glazing are installed. There is off road parking to the front of the property and a good size garden to the rear which is planned with lawn, borders, established trees and paved patio. To the front there is an arched passageway providing ease of access to the rear.

The property is located within a cul-de-sac and Lytham Road is situated off Marshside Road which leads towards the many amenities of Churchtown Village which hosts a number of shops, restaurants and bars. Additionally, within easy reach, there are secondary and primary schools, golf clubs and parks, including the Botanic Gardens, Hesketh Park and the RSPB bird sanctuary at Marshside.



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

## Ground Floor:

### Hall

**Living Room** - 4.55m x 3.18m (14'11" x 10'5")

**Kitchen** - 4.55m x 2.21m (14'11" x 7'3")

## First Floor

**Bedroom 1** - 3.61m x 2.26m (11'10" x 7'5")

**Bedroom 2** - 2.9m x 2.77m (9'6" x 9'1") plus recess and access to Closet - 1.27m x 0.84m (4'2" x 2'9")

**Bedroom 3** - 2.69m x 2.18m (8'10" x 7'2")

**Bathroom** - 2.26m x 1.52m (7'5" x 5'0") overall

## Outside:

There is off road parking to the front of the property and a good size garden to the rear which is planned with lawn, borders, established trees and paved patio. To the front there is an arched passageway providing ease of access to the rear.

## Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band 'A'

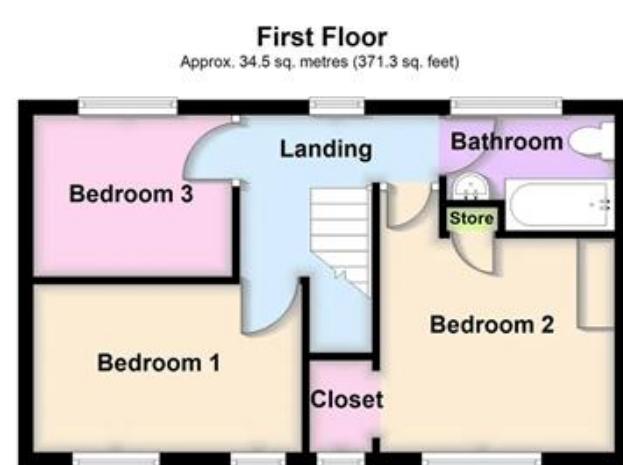
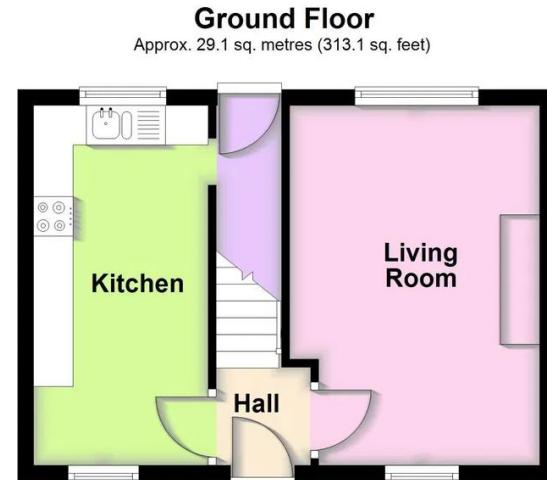
## Tenure:

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	71
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(11-20)	G	
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.