



Sefton Street, Southport PR8 5DB



An excellent opportunity has arisen to purchase a semi-detached house of the "front doors together" style in need of repair and modernisation as reflected in the asking price.

The property offers excellent potential for improvement and provides deceptively spacious accommodation which briefly comprises Porch, Hall, Front Living Room with doors leading to the Rear Dining Room, Kitchen, Inner Hallway and Shower Room to the ground floor with three double Bedrooms, Bathroom and separate wc to the first.

Outside there is off road parking to the front with a patio to the rear leading to a good size garden area. Sefton Street forms part of an established residential area conveniently placed for access to local shops, schools and amenities.

Price: £170,000 Subject to Contract

GROUND FLOOR:

Porch

Hall

Front Living Room - 4.62m x 3.76m (15'2" x 12'4")

Rear Dining Room - 3.99m x 3.68m (13'1" x 12'1")**overall**

Kitchen - 4.01m x 2.72m (13'2" x 8'11")

Inner Hallway

Shower Room - 3.07m x 1.75m (10'1" x 5'9")

FIRST FLOOR:

Landing

Front Bedroom 1 - 5.11m x 3.76m (16'9" x 12'4")

Rear Bedroom 2 - 3.71m x 3.3m (12'2" x 10'10")

Rear Bedroom 3 - 3.07m x 2.74m (10'1" x 9'0")

Bathroom - 2.95m x 1.68m (9'8" x 5'6")

Separate wc

OUTSIDE:

There is off road parking to the front of the property and a patio to the rear leading to a good size garden area.

Council Tax:

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

Tenure:

Freehold

NB:

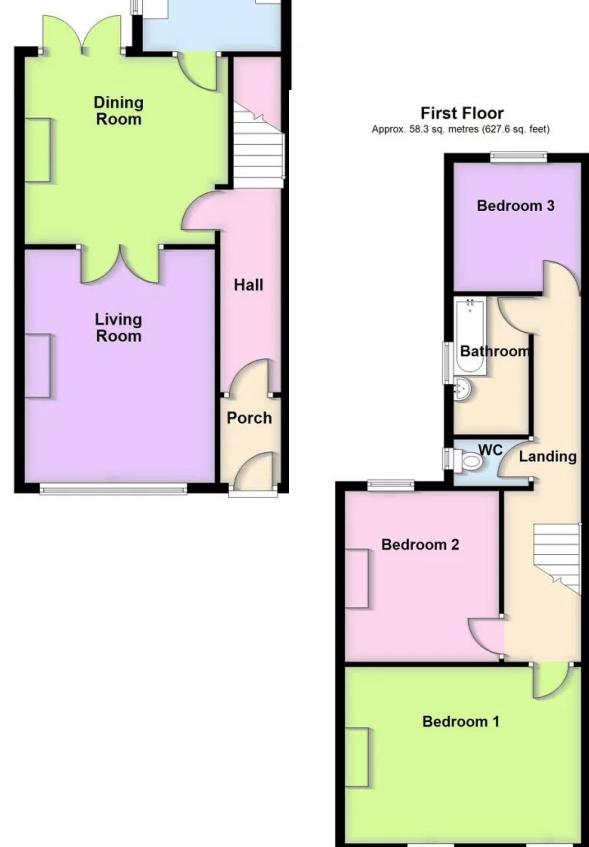
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor
Approx. 61.5 sq. metres (662.1 sq. feet)



First Floor
Approx. 58.3 sq. metres (627.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC