



## Haig Avenue, Southport PR8 3BQ

NO CHAIN - A particularly attractive, newly modernised semi-detached house located within a cul-de-sac forming part of a popular residential area.

The property has the benefit of a newly installed kitchen and bathroom; new carpets and redecorated throughout and now presents an excellent opportunity for a buyer seeking a "turn key", ready-to-move-into home.

The well planned, attractively proportioned accommodation briefly comprises Enclosed Porch, Hall, Living Room, Dining Room, Conservatory and Kitchen to the ground floor with three Bedrooms and Bathroom to the first.

There are garden areas to the front, side and rear, the front offering potential to provide off road parking but it must please be noted the adjacent pavement crossover requires forming by the local Council. Haig Avenue is located off Scarisbrick New Road which leads towards Southport Town Centre.

**Price: £249,800 Subject to Contract**



**Ground Floor:**

**Enclosed Porch**

**Hall**

**Front Living Room** - 4.65m x 3.63m (15'3" x 11'11") maximum.

**Rear Dining Room** - 3.78m x 3.05m (12'5" x 10'0")

**Conservatory** - 3.18m x 2.9m (10'5" x 9'6") overall

**Kitchen** - 4.19m x 2.64m (13'9" x 8'8")

**First Floor:**

**Landing**

**Rear Bedroom 1** - 3.84m x 3.25m (12'7" x 10'8")

**Rear Bedroom 2** - 3.84m x 3.18m (12'7" x 10'5")

**Front Bedroom 3** - 3.45m x 2.03m (11'4" x 6'8")

**Bathroom** - 2.57m x 2.46m (8'5" x 8'1")

**Outside:**

There are established garden areas to the side and rear, the front incorporates potential off road parking but it must please be noted the adjacent pavement needs to be adapted by the local Council.

**Tenure:**

Freehold

**Council Tax Banding:**

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

**NB:**

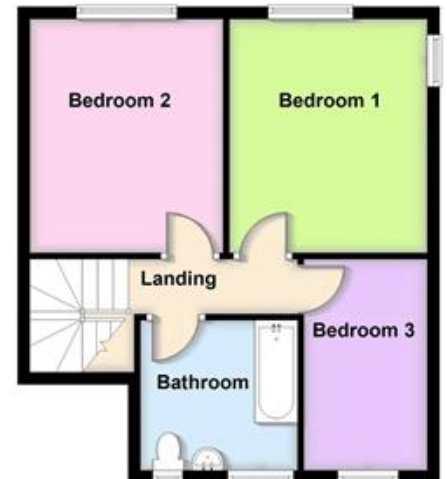
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**Ground Floor**  
Approx. 56.2 sq. metres (605.2 sq. feet)



**First Floor**  
Approx. 45.3 sq. metres (487.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	83	
(55-68) <b>D</b>		
(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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