



## **Gordon Street, Southport PR9 0NA**

**NO CHAIN** - An excellent opportunity has arisen to purchase this attractive double fronted detached bungalow which is in need of general modernisation and offering excellent potential.

The bungalow offers well planned and pleasantly proportioned accommodation which briefly comprises Porch, Hall, Front Living Room, Dining Kitchen, rear Porch (offering interior courtesy access to the Garage), two double Bedrooms (one offering the potential to be subdivided to provide a third Bedroom) and Bathroom to the ground floor with a concealed small staircase leading to a large Loft Room with windows. Outside there are compact, easily managed garden areas to the front and rear of the property, the front incorporating a driveway leading to the Garage.

Gordon Street is located between Alexandra Road and Leyland Road which both lead towards the Promenade and Marine Lake. The many amenities of the town centre is also within walking distance.



**Price: £275,000 Subject to Contract**

## Ground Floor:

### Porch

### Hall

**Front Living Room** - 4.67m x 3.91m (15'4" x 12'10") overall.

**Dining Kitchen** - 3.58m x 3.33m (11'9" x 10'11")

### Rear Porch

### Integral store

**Front Bedroom 1** - 5.59m x 3.76m (18'4" x 12'4") plus curved bay window to the front and overall.

**Rear Bedroom 2** - 3.35m x 3.18m (11'0" x 10'5")

**Bathroom** - 2.49m x 1.47m (8'2" x 4'10")

## First Floor:

There is a door from the Hall leading to a small staircase which provides access to:

**Loft Room** - 9.5m x 4.55m (31'2" x 14'11") purlin to purlin (ie plus further recesses beneath the roof slopes) and plus additional recess.

## Outside:

There are garden areas to the front and rear of the property which have been planned for ease of maintenance, the front incorporating off road parking with a driveway to the side leading to a garage (15' 9" x 8' 5" internally) at the rear which has the benefit of interior access to the bungalow.

## Council Tax:

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

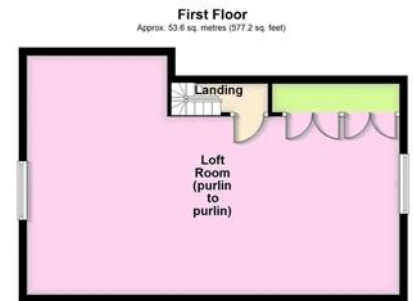
## Tenure:

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 |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 76        |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | 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.