



Tithebarn Road, Southport, PR8



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## Guide price £170,000

- NO ONWARD CHAIN
- Semi Detached Family Property
- Deceptively Spacious
- In Need Of Modernisation
- Excellent Central Location
- For Sale by Modern Auction–T & Cs apply
- Leasehold
- EPC rating D



Charming Three-Bedroom Semi-Detached Home in a Sought-After Southport Location presented to the market with NO ONWARD CHAIN via the modern method of auction.

Situated in a popular residential area of Southport, this spacious three-bedroom semi-detached property offers fantastic potential for families, first-time buyers, or investors looking to add value.

The property boasts classic red-brick character and an attractive frontage, complete with a private driveway providing off-road parking.

Internally, the home offers well-proportioned living accommodation across two floors. The ground floor benefits two generous reception rooms both with beautiful original fireplaces, a fitted kitchen completes the ground floor living space. The first floor has three bedrooms to the first floor, along with a family bathroom.

To the rear, the property benefits from a substantial garden space, offering excellent potential for landscaping or creating an ideal outdoor entertaining area. A brick outbuilding provides useful storage or workshop space, with scope for further development subject to the necessary consents.

While the property would benefit from modernisation throughout, it presents an exciting opportunity to create a beautiful long-term family home tailored to your own tastes and requirements.

Conveniently located close to local amenities, reputable schools, transport links and Southport town centre, this home combines space, potential and location.

Early viewing is highly recommended to appreciate the opportunity on offer.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

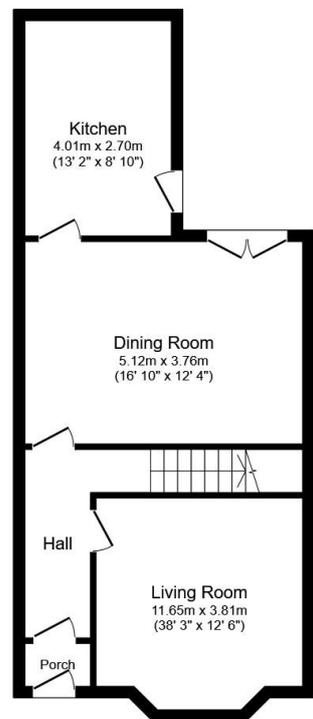
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

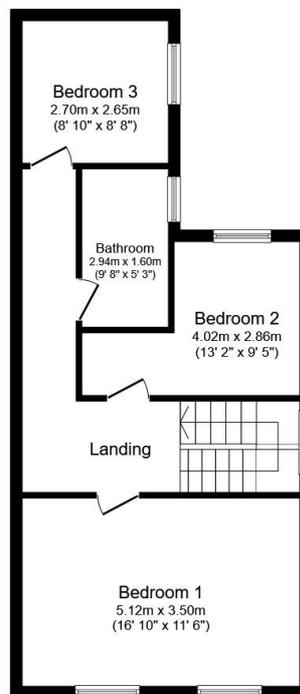
### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





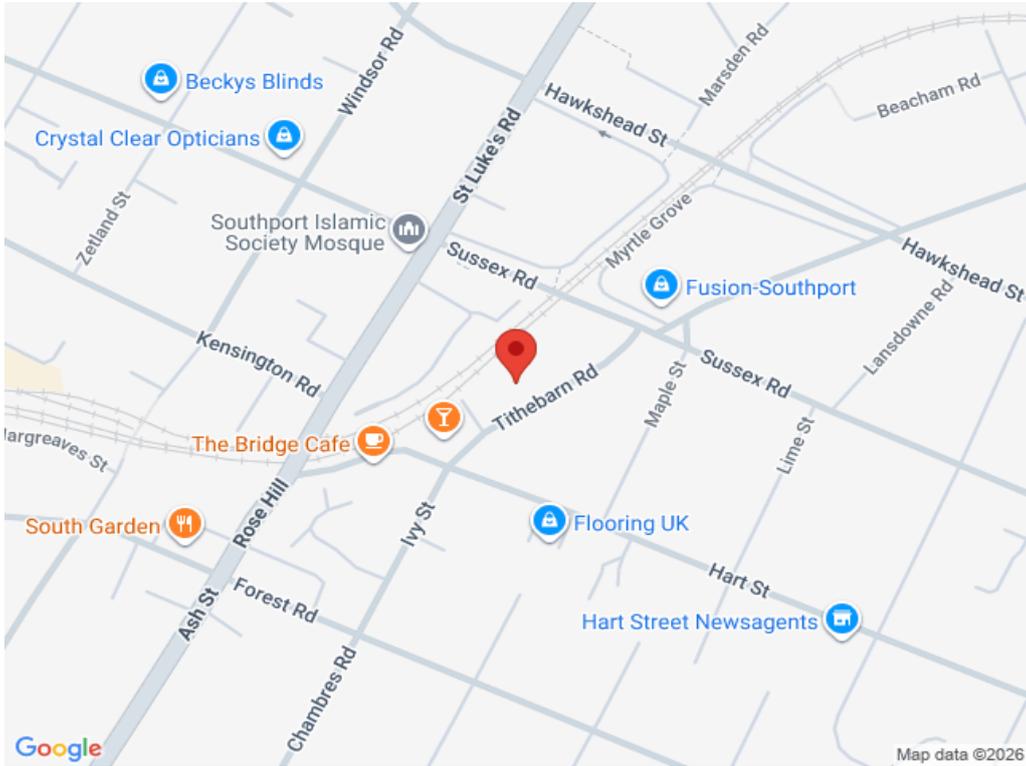
**Ground Floor**  
Floor area 54.2 sq.m. (584 sq.ft.)



**First Floor**  
Floor area 53.4 sq.m. (574 sq.ft.)

**Total floor area: 107.6 sq.m. (1,158 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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