



Beatty Road, Southport PR8 6LB

Offered for sale with no onward chain, this well proportioned semi detached house of character, located in a popular residential area, would benefit from a programme of general updating though offers excellent potential.

The double glazed and centrally heated property offers well planned accommodation briefly comprising: Porch, Hall, Living Room, Lounge, Kitchen, and WC to the ground floor with three Bedrooms, Bathroom and separate WC to the first.

Outside, there is a paved driveway providing off road parking to the front and a good size rear garden offering paved patio, lawn and established borders.

Beatty Road links Forest Road with Haig Avenue which is located off Scarisbrick New Road where there are public transport facilities to the town centre with local schools and King George V 6th Form college readily accessible.

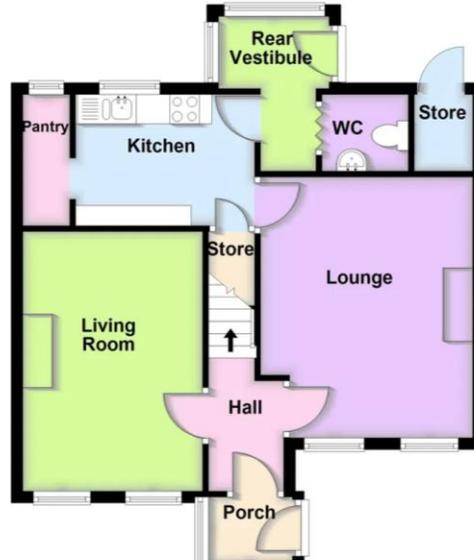


Price: £190,000 Subject to Contract

Ground Floor:

- Porch**
- Hall**
- Living Room** - 4.42m x 3.05m (14'6" x 10'0")
- Lounge** - 4.44m x 3.61m (14'7" x 11'10" max)
- Kitchen** - 3.05m x 2.24m (10'0" x 7'4")
- Store**
- Pantry** - 2.24m x 0.79m (7'4" x 2'7")
- Rear Vestibule**
- WC** - 1.47m x 1.3m (4'10" x 4'3")
- Store**

Ground Floor
Approx. 53.0 sq. metres (570.1 sq. feet)



First Floor:

- Landing**
- Bedroom 1** - 4.5m x 3.33m (14'9" max x 10'11")
- Bedroom 2** - 3.33m x 3.05m (10'11" x 10'0")
- Bedroom 3** - 2.64m x 2.41m (8'8" max x 7'11")
- WC** - 1.37m x 0.99m (4'6" x 3'3")
- Bathroom** - 2.41m x 1.68m (7'11" x 5'6")

First Floor
Approx. 44.7 sq. metres (481.2 sq. feet)



Outside:

There is a paved driveway providing off road parking to the front and a good size rear garden offering paved patio, lawn and established borders.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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