



-  Mid Terraced House
-  Three Bedrooms
-  Spacious Living Room

-  Dining Kitchen
-  Gas Central Heating
-  No Chain!

Price: £170,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Early inspection is recommended of this mid terraced, former railwayman's cottage (that used to serve the workers of the old Southport to Manchester line), and the property is located within a popular residential area of Southport.

The property is installed with gas central heating and is partially upvc double glazed, briefly comprising spacious Living Room, Dining Area and Fitted Kitchen to the ground floor with three Bedrooms and large Bathroom to the first floor.

The south facing rear garden is planned with lawn and patio and overlooks Southport Football Club. The front garden is established with herbs, lavender, rosemary and bay, with an addition of perennial flowers.

Haig Avenue is located off Meols Cop Road where there are public transport facilities to the town centre. There are a number of primary and secondary schools within the vicinity and the railway station on the Southport/Manchester line. Local shops can be found at Haig Avenue and Bispham Road.



Ground Floor:

Living Room - 5.47m x 4.61m (17'11" x 15'1")
into bay

Dining Area - 3.65m x 3.46m (11'11" x 11'4")

Kitchen - 4.05m x 2.43m (13'3" x 7'11")

First Floor:

Bedroom 1 - 3.61m x 2.26m (11'10" x 7'4")

Bedroom 2 - 3.61m x 2.24m (11'10" x 7'4")

Bedroom 3 - 3.53m x 1.78m (11'6" x 5'10")

Bathroom - 2.79m x 3.53m (9'2" x 11'7")
overall

Outside

The south facing rear garden is planned with lawn and patio and overlooks Southport Football Club. The front garden is established with herbs, lavender, rosemary and bay, with an addition of perennial flowers.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band A.

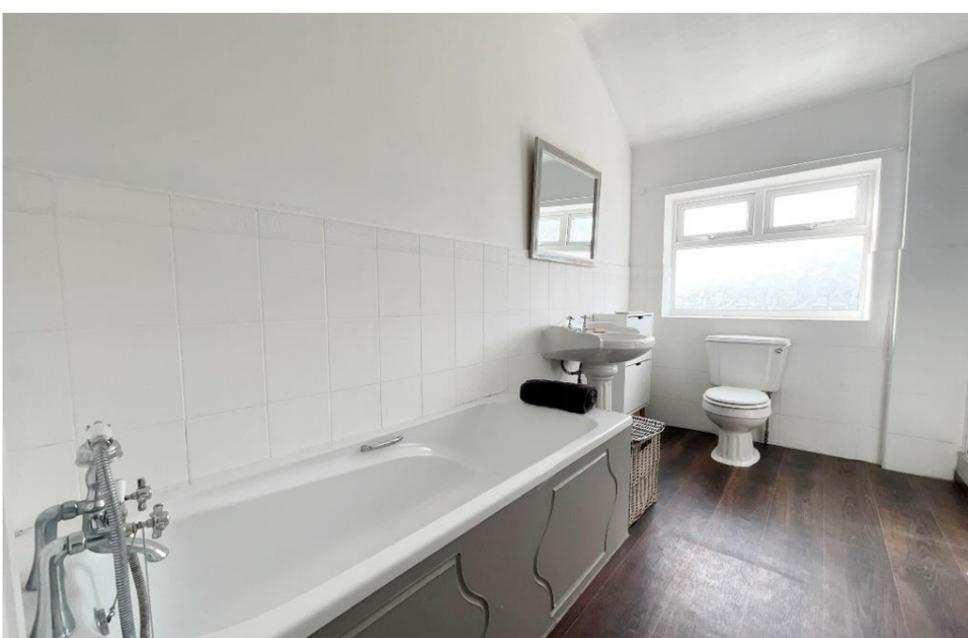
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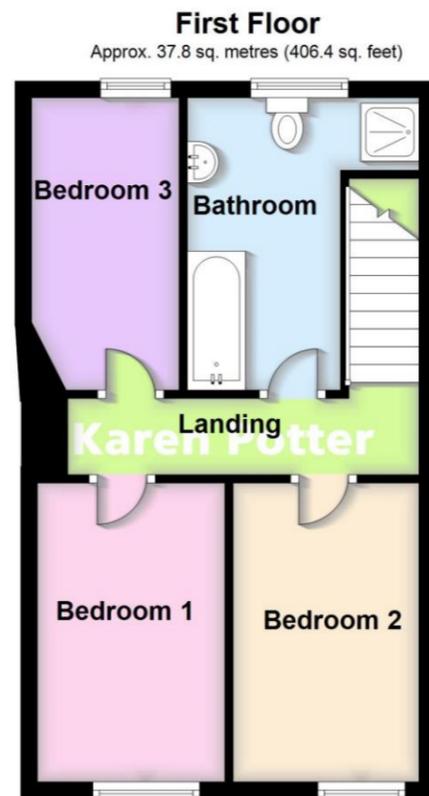
Freehold

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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Total area: approx. 86.3 sq. metres (928.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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