



-  Semi Detached House
-  Requires Complete Renovation
-  Three Bedrooms

-  Two Reception Rooms
-  Corner Plot
-  No Chain

Price: £150,000 Subject to Contract

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





Of interest to investor/developers - Occupying a generous plot in a sought after residential area of Southport, this three bedroom semi detached house requires a comprehensive programme of repair and modernisation though offers excellent potential.

Offered for sale with no onward chain, the well proportioned accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room and Kitchen to the ground floor with three Bedrooms and Shower Room to the first floor.

Outside, a paved driveway provides off road parking and leads to the detached garage with extensive lawn and established borders to both front and rear.

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.



Ground Floor:

Entrance Vestibule

Hall

Living Room - 4.72m x 3.63m (15'6" x 11'11")

Dining Room - 3.76m x 3.05m (12'4" x 10'0")

Kitchen - 3.35m x 2.62m (11'0" x 8'7")

First Floor:

Landing

Bedroom 1 - 3.76m x 3.35m (12'4" x 11'0")

Bedroom 2 - 3.76m x 3.05m (12'4" x 10'0")

Bedroom 3 - 3.58m x 2.21m (11'9" x 7'3")

Shower Room - 2.62m x 2.36m (8'7" x 7'9")

Outside: A paved driveway provides off road parking and leads to the detached garage with extensive lawn and established borders to both front and rear.

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

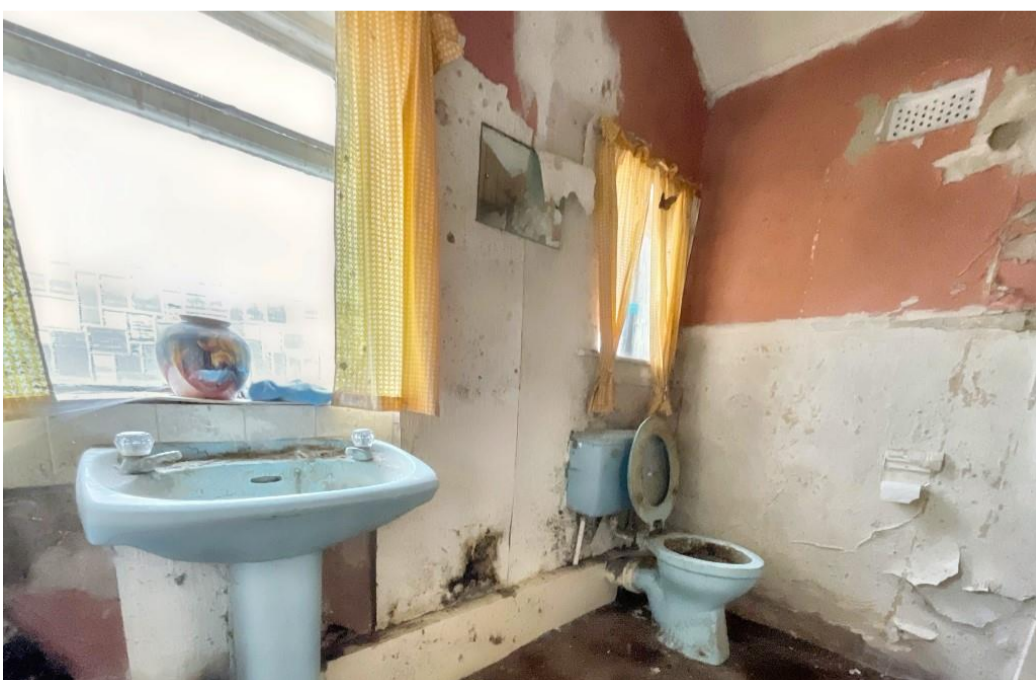
Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

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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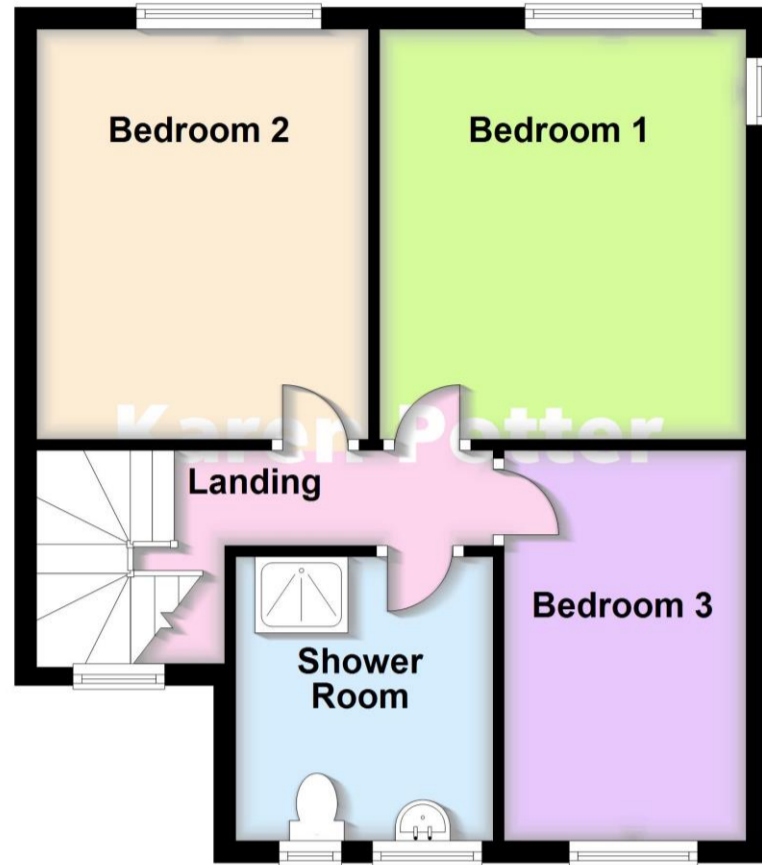
Ground Floor

Approx. 45.4 sq. metres (488.8 sq. feet)

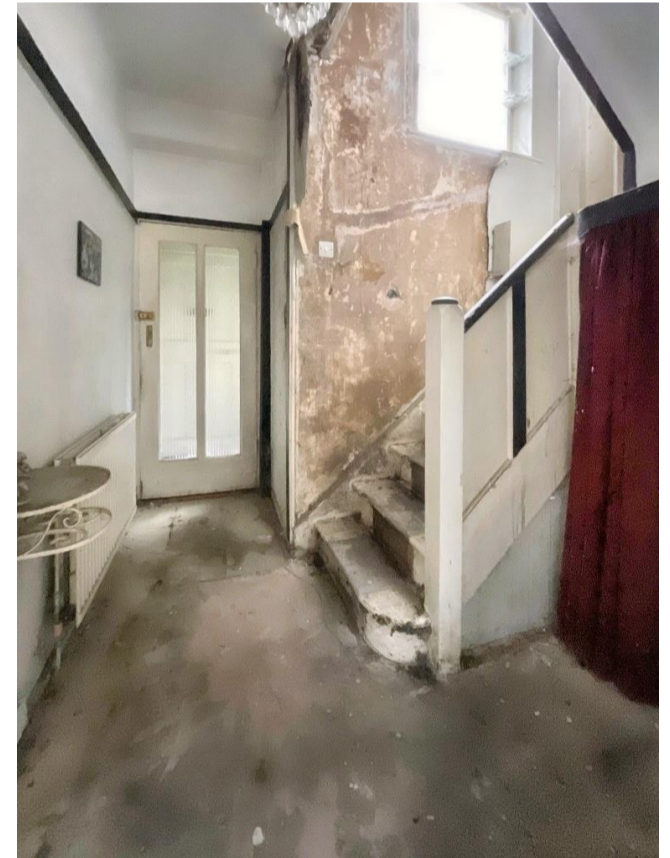


First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 90.8 sq. metres (977.6 sq. feet)



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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