



-  Semi Detached House
-  Front Doors Together Style
-  In Need Of Full Modernisation

-  Three Double Bedrooms
-  Two Reception Rooms
-  Good Size Rear Garden

**Price: £210,000** Subject to Contract

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





Occupying a much sought after residential area of Southport and well placed for accessing a number of highly regarded schools, this well planned semi detached house of the 'front doors together' style requires a comprehensive programme of modernisation.

Offering excellent potential, the gas centrally heated accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Lounge, and Kitchen to the ground floor with three double Bedrooms and a Bathroom to the first floor.

Outside, a paved driveway provides off road parking to the front whilst the rear garden is a particularly good size, arranged with paved patio leading to shaped lawn and Utility Room.

Hereford Road is located off Norwood Avenue which, in turn is located off Roe Lane. Southport town centre and Churchtown Village are readily accessible.



## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 3.78m plus bay x 3.73m (12'5" x 12'3")

**Lounge** - 4.09m x 3.96m plus recess (13'5" x 13'0")

**Kitchen** - 5.84m plus recess x 3.18m (19'2" x 10'5")

## First Floor:

### Landing

**Bedroom 1** - 5.11m x 3.94m overall (16'9" x 12'11")

**Bedroom 2** - 4.01m x 3.33m (13'2" x 10'11")

**Bedroom 3** - 3.2m x 3.18m (10'6" x 10'5")

**Bathroom** - 2.21m plus cupboard x 2.16m (7'3" x 7'1")

**Outside:** A paved driveway provides off road parking to the front whilst the rear garden is a particularly good size, arranged with paved patio leading to shaped lawn and Utility/Store Room measuring 2.34m (7'8") x 1.87m (6'2")

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in band (C)

**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>

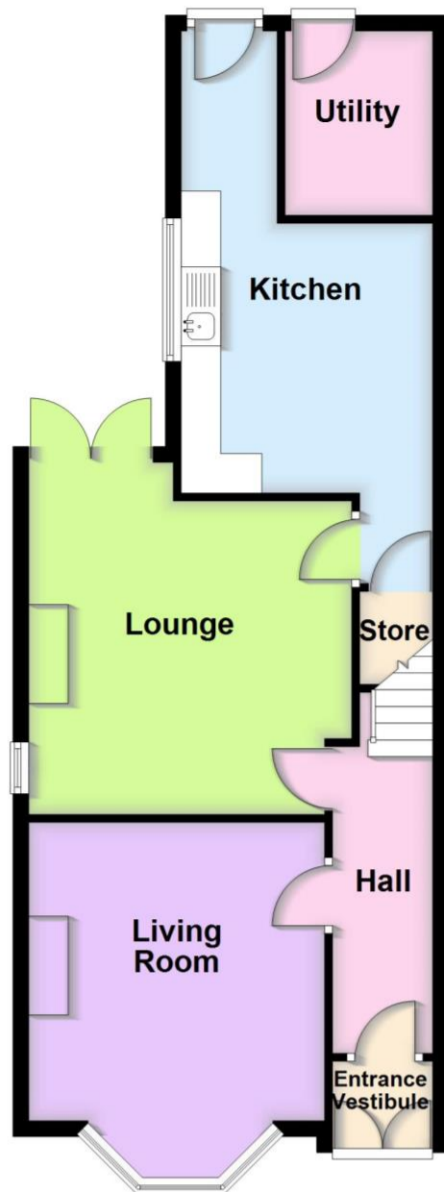
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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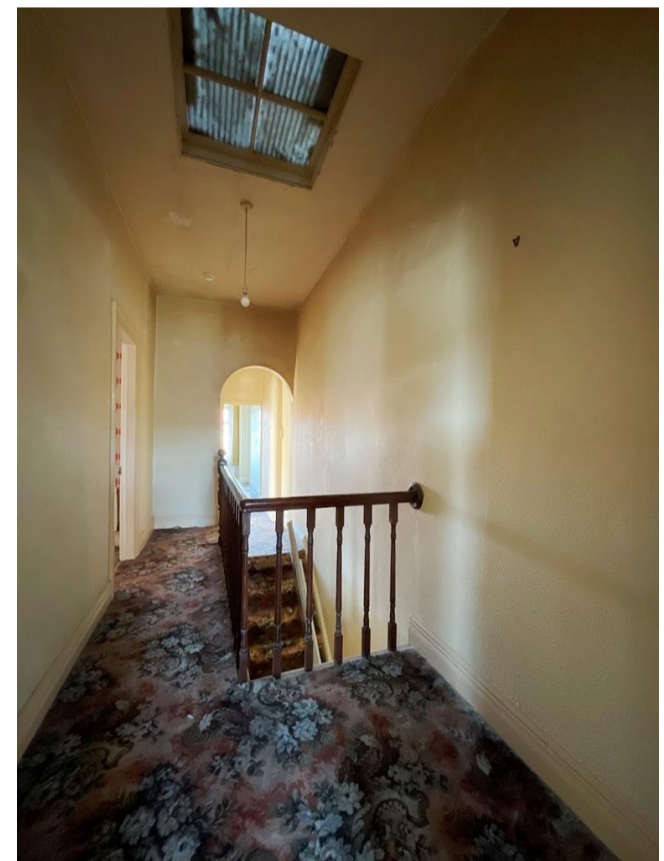
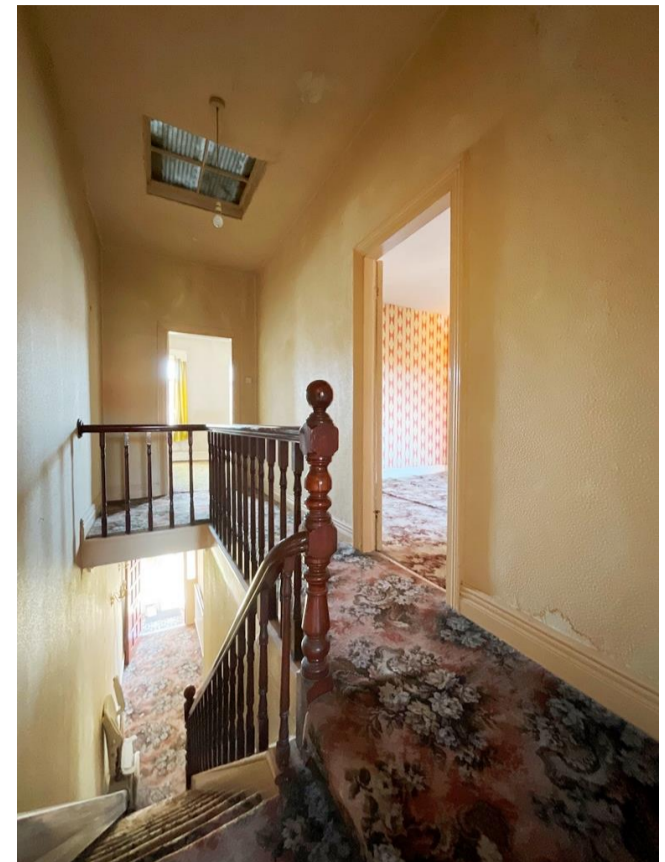
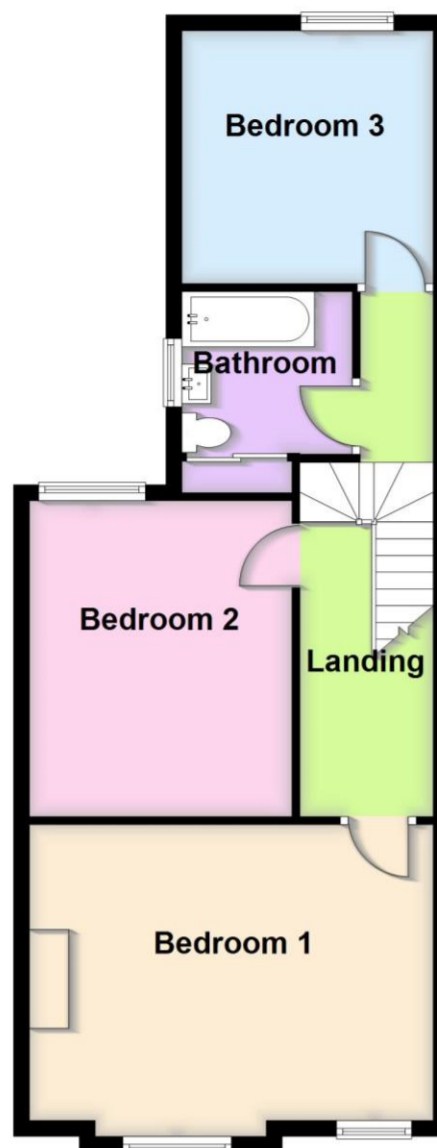
## Ground Floor

Approx. 60.6 sq. metres (652.5 sq. feet)



## First Floor

Approx. 59.5 sq. metres (640.6 sq. feet)



Total area: approx. 120.1 sq. metres (1293.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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