



-  Semi-Detached House
-  In need of Modernisation
-  Four Bedrooms

-  Gas Central Heating
-  Off Road Parking
-  NO CHAIN

Price: Offers in Excess of £180,000 Subject to Contract

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





NO CHAIN - In need of modernisation throughout, an extended semi-detached house located in a popular and established residential area convenient for local schools.

The property offers accommodation installed with gas central heating and double glazing briefly comprising Entrance Hall, front Living Room, Dining Kitchen, Utility Room and Bathroom to the ground floor with four Bedrooms to the first. There are garden areas to the front and rear, the front incorporating off road parking, the rear garden being of a good size and enjoying a south-westerly aspect.

Shaffesbury Avenue is located off Shaffesbury Road, convenient for local shops, schools and public transport facilities to the town centre.



Ground Floor:

Hall

Front Living Room - 4.52m x 3.15m (14'10" x 10'4")
Overall

Dining Kitchen - 5.33m x 2.69m (17'6" x 8'10")
with store cupboard off.

Utility Room - 2.9m x 2.31m (9'6" x 7'7")

Bathroom - 2.29m x 1.47m (7'6" x 4'10")

First Floor:

Landing

Front Bedroom 1 - 4.6m x 3.18m (15'1" x 10'5")
with walk-in Closet off.

Front Bedroom 2 - 4.55m x 2.29m (14'11" x 7'6")

Rear Bedroom 3 - 2.67m x 2.64m (8'9" x 8'8")

Rear Bedroom 4 - 2.67m x 2.64m (8'9" x 8'8")
overall and maximum measurements ("L" shaped).

Outside:

There are garden areas to the front and rear of the property, the front mainly paved for ease of maintenance and incorporating off road parking. The good size rear garden is laid to lawn with patio and enjoys a south-westerly aspect.

Tenure:

Freehold

Council Tax Banding:

Enquiries of the local authority website indicates the tax band as "B".

Mobile Phone Signal:

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

Broadband:

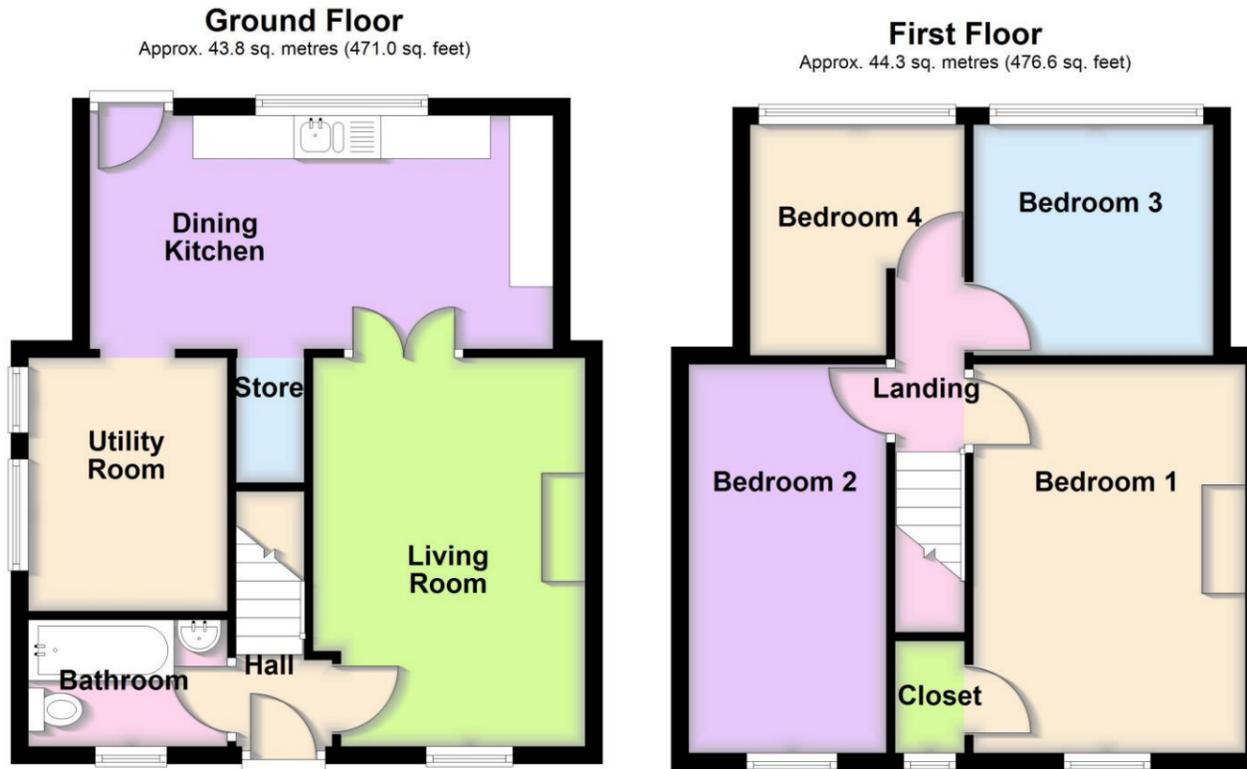
Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB:

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

© 2025 All Rights Reserved





Total area: approx. 88.0 sq. metres (947.7 sq. feet)

AWAITING EPC

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.



5 Hill Street, Southport

PR9 0NW

01704 500 008

www.karenpotter.co.uk