



-  End Terraced House
-  Three Bedrooms
-  Some General Updating Required

-  Good Size Rear Garden
-  No Chain
-  Inspection Recommended

Price: £145,000 Subject to Contract

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





Offered for sale with no onward chain, this well proportioned, three bedroom mid terraced house with good size rear garden would benefit from some general updating.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Living Room, Kitchen and WC to the ground floor with three Bedrooms and a Bathroom to the first.

Outside, the front garden has shaped lawn with driveway providing off road parking whilst the rear garden is a good size arranged with paved patio and shaped lawns.

Newton Street runs parallel with Bispham Road where there are local shops and public transport facilities to the town centre. Churchtown Village is readily accessible and there are a number of primary and secondary schools within the vicinity.



Ground Floor:

Entrance Vestibule

Living Room - 5.49m x 3.61m overall (18'0" x 11'10")

Kitchen - 3.38m x 3m (11'1" x 9'10")

WC - 2.01m x 1.22m (6'7" x 4'0")

First Floor:

Landing

Bedroom 1 - 3.23m x 2.9m (10'7" x 9'6")

Bedroom 2 - 3.61m x 2.46m (11'10" x 8'1")

Bedroom 3 - 3m x 2.67m (9'10" x 8'9")

Bathroom - 2.46m x 2.06m (8'1" x 6'9")

Outside: The front garden has shaped lawn with driveway providing off road parking whilst the rear garden is a good size arranged with paved patio and shaped lawns.

Note: There is a pedestrian right of way in favour of the neighbouring mid terraced house (146) across the rear of no 144.

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

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>

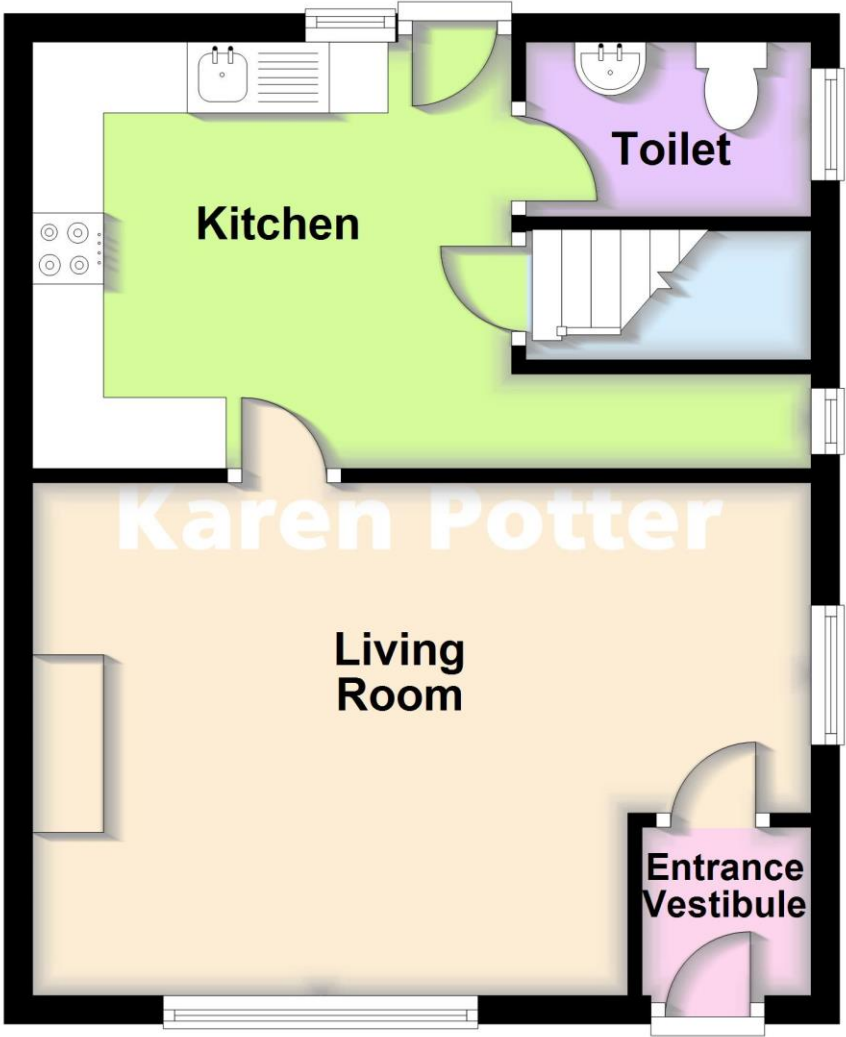
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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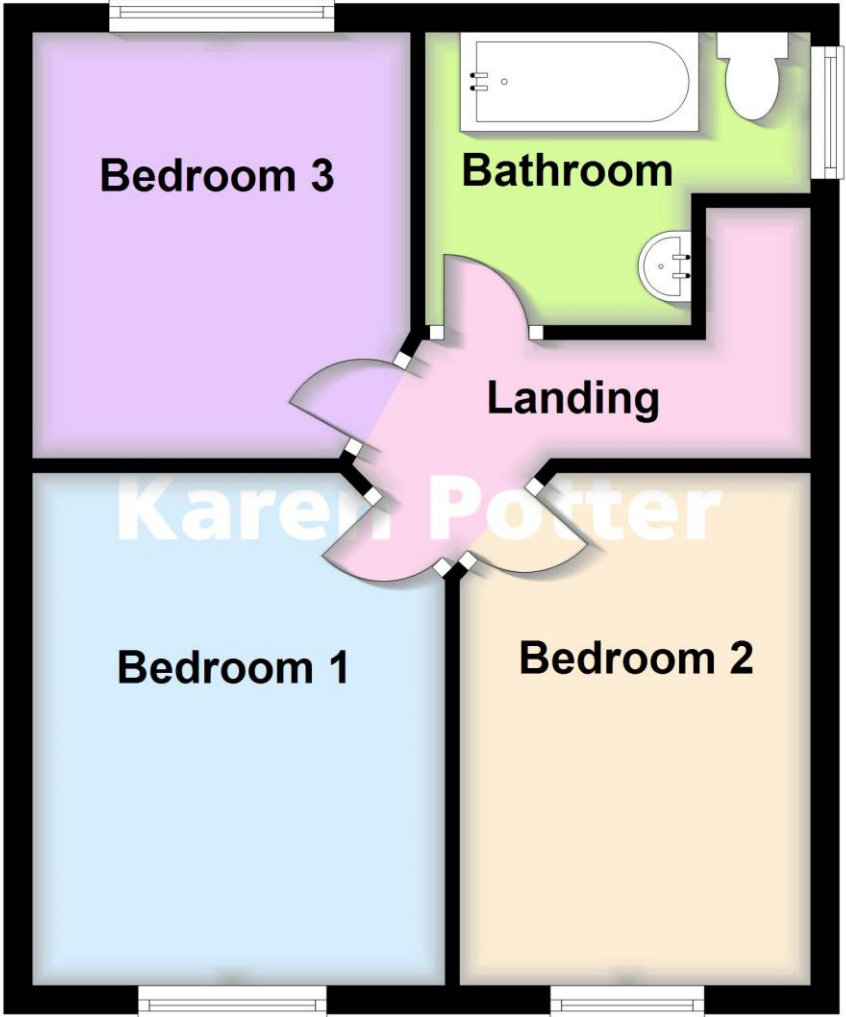
Ground Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 73.1 sq. metres (786.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
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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