



Norwood Road, Southport PR8 6HG

- 🏠 **Semi-Detached House**
- 🏠 **Doors Together Style**
- 🏠 **Three Bedrooms**
- 🏠 **Breakfast Kitchen & Utility Room**
- 🏠 **Corner Plot**
- 🏠 **Garage**

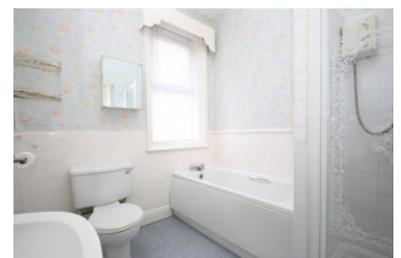
AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this semi detached house of the 'front doors together' style which is located in a popular residential area within convenient access of local primary and secondary schools.

The property offers well planned and attractively proportioned accommodation which is installed with gas central heating and upvc double glazing briefly comprising Enclosed Porch, Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room and WC to the ground floor with three Bedrooms and Bathroom to the first floor. Outside there are generously proportioned gardens to the front and side which have the benefit of a sunny aspect and a driveway providing ample parking for cars or a caravan and a Garage.

The property is conveniently located for access to local shops at both Kew and Bisham Road, public transport facilities, the railway station on the Southport/Manchester line and local primary and secondary schools.

Price: £169,950 Subject to Contract

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



GROUND FLOOR: PORCH Upvc double glazed entrance double doors to front, ceramic tiled flooring, dado rail, panelled glazed entrance door with matching side panels to Hall

HALL Vinyl flooring, dado rail and picture rail, coving to ceiling, staircase to first floor landing, door to WC

WC Fitted with two piece suite comprising wash hand basin and close coupled wc, door to under-stairs storage cupboard

LIVING ROOM 14' 2" into bay x 12' 1" (4.32m x 3.68m) Upvc double glazed bay window to front, electric fire set in tiled surround, picture rail, coving to ceiling

DINING ROOM 13' 11" into bay x 12' 4" (4.24m x 3.76m) Upvc double glazed bay window to side, feature fireplace set in tiled hearth, mahogany mantle with bevelled mirrored insert, picture rail, coving to ceiling

KITCHEN/BREAKFAST ROOM 18' 3" x 10' 11" (5.56m x 3.33m) Fitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer and mixer tap, space for fridge and freezer, built-in electric oven, built-in four ring electric hob with extractor hood over, two upvc double glazed windows to side, vinyl flooring, door to Utility Room

UTILITY ROOM 17' 11" x 9' 11" (5.46m x 3.02m) Fitted with a matching range of base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, upvc double glazed window to side, vinyl flooring, upvc double glazed side door to garden

FIRST FLOOR: LANDING Built-in storage cupboard, dado rail, coving to ceiling, skylight

BEDROOM 1 16' 9" x 14' 7" into bay (5.11m x 4.44m) Upvc double glazed bay window to front, upvc double glazed window to front, feature fireplace set in tiled surround, picture rail, coving to ceiling



BEDROOM 2 13' 8" into bay x 12' 4" (4.17m x 3.76m) Upvc double glazed bay window to side, two built-in double wardrobes, feature fireplace set in tiled surround and mahogany mantle, picture rail

BEDROOM 3 10' 11" x 10' 7" (3.33m x 3.23m) Upvc double glazed window to rear, wall mounted wash hand basin.

BATHROOM 7' 10" x 7' 10" (2.39m x 2.39m) Fitted with four piece white suite comprising deep panelled bath, pedestal wash hand basin, shower cubicle with fitted shower above and matching shower base and low-level wc, wall mounted

mirror, mirrored cabinet, shaver point, upvc double glazed window to side.

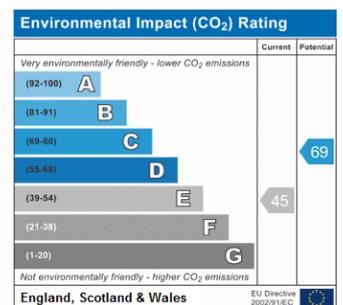
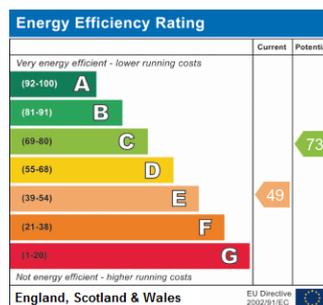
OUTSIDE The property stands in established gardens to front and side with driveway accessed off Cypress Road and leading to the garage.

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

Tenure: Yet to be formally verified.

Please Note: 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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