



Haig Avenue, Southport PR8 6LD

-  **Semi-Detached House**
-  **Double Fronted**
-  **Three Bedrooms**
-  **Two Reception Rooms**
-  **Drive & Garage**
-  **Gas Central Heating**

An opportunity to purchase a double fronted semi-detached house of considerable character which is located in a popular residential area.

The property is in need of general modernisation as reflected within the asking price and offers well proportioned accommodation with the benefit of feature fireplaces and comprising Open Vestibule, Hall, Front Lounge, Front Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first. Outside there is an established garden to the front with a driveway to the side leading to a garage (in need of repair). There is a small courtyard to the rear of the property.

Haig Avenue is located off Scarisbrick New Road where there are public transport facilities to the town center with local schools and King George V 6<sup>th</sup> Form college are readily accessible.

**Price: Offers in the region of £165,000**  
Subject to Contract

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



**GROUND FLOOR:**

**OPEN VESTIBULE**

**HALL** leaded window to the front, understairs storage cupboard, window to the rear, staircase to the first floor.

**FRONT LOUNGE** 12' 7" x 17' 8" (3.84m x 5.38m) including upvc double glazed splay bay window to the front, fireplace with wood burning stoves, tiled hearth, picture rail, stripped floor.

**FRONT DINING ROOM** 11' 4" x 14' 6" (3.45m x 4.42m) including upvc double glazed splay bay window to the front, coved ceiling, picture rail, double glazed sliding patio door to the rear, recessed chimney breast with pot bellied wood burning stove, open access through to:-

**KITCHEN** 11' 6" x 7' 7" (3.51m x 2.31m) with a range of fitments comprising base units of cupboards and drawers, wall units, inset one and half bowl stainless steel sink unit, upvc double glazed window to the side, wall mounted gas central heating boiler, part tiled walls, tiled floor.

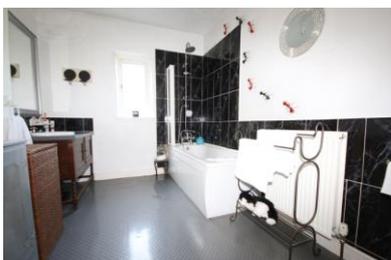
**FIRST FLOOR:**

**LANDING** with upvc double glazed window to the rear.

**FRONT BEDROOM 1** 12' 7" x 17' 8" (3.84m x 5.38m) including upvc double glazed splay bay window to the front, decorative fireplace with tiled interior and hearth, picture rail, stripped floor.

**FRONT BEDROOM 2** 11' 5" x 11' 3" (3.48m x 3.43m) overall, decorative fireplace with tiled interior and hearth, stripped floor, upvc double glazed splay bay window to the front, picture rail.

**FRONT BEDROOM 3** 8' x 7' 11" (2.44m x 2.41m) window to the front with leaded overhead lights, stripped floor.



**BATHROOM** 11' 7" x 7' 10" (3.53m x 2.39m) white suite comprising panelled bath, low level wc, vanity unit with wash hand basin, upvc double glazed windows to the front and side, part tiled walls.



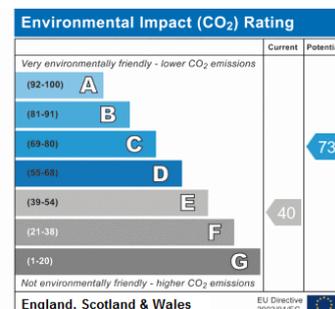
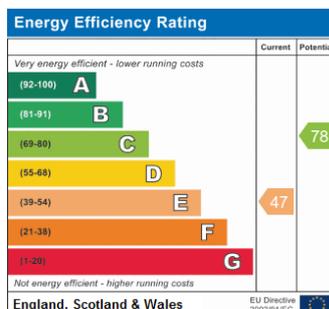
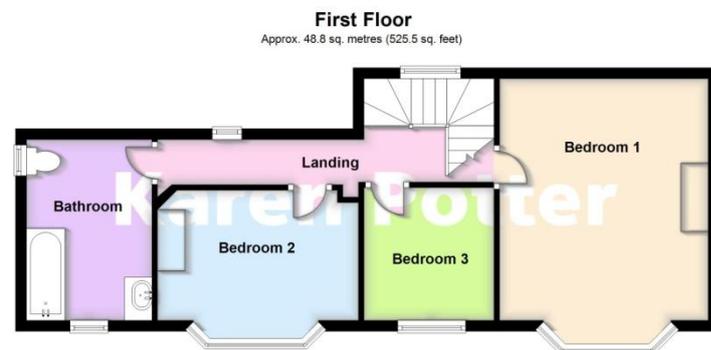
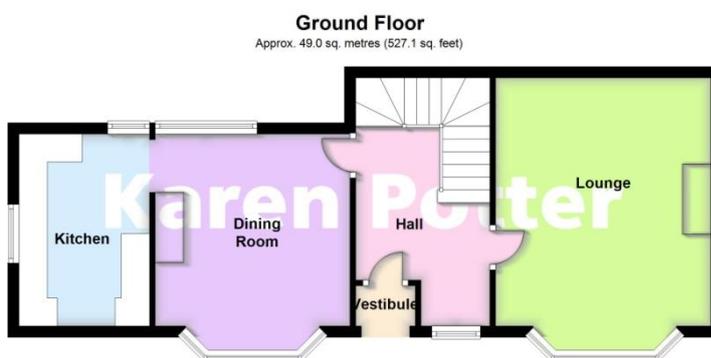
**OUTSIDE:** There is an established garden to the front with a driveway to the side leading to a garage (in need of repair). There is a small courtyard to the rear of the property.

**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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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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 07/06/2018