



★ NO CHAIN ★

Lime Street, Southport PR8 6DA

-  **Semi Detached House**
-  **Requiring Some Modernisation**
-  **Three Bedrooms**
-  **Two Reception Rooms**
-  **Courtyard Garden**
-  **Garage, Parking**

A particularly attractive, traditional semi-detached family house located within a popular residential area. The property would benefit from general updating which has been reflected in the asking price and offers excellent potential.

The property offers well planned and pleasantly proportioned accommodation briefly comprising Entrance Vestibule, Hallway, WC, Living Room, Lounge and Kitchen to the ground floor with three Bedrooms, Shower Room and Bathroom to the first. Outside there are garden areas to the front and rear, the front incorporating driveway leading to Garage. Gas central heating is installed.

Lime Street is located off Hart Street and Sussex Road where there are public transport facilities leading to the town centre. There are a number of schools within the vicinity.

Price: £175,000 Subject to Contract

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



GROUND FLOOR:

ENTRANCE VESTIBULE Upvc double glazed entrance doors to front, obscure single glazed leaded window to front, tiled flooring with matwell, entrance door with leaded light panel to Hall.



HALLWAY Upvc obscure double glazed leaded window to side, ornamental plate rack, panelled walls, coving to ceiling, staircase to first floor landing.

WC Upvc obscure double glazed leaded window to front, fitted two piece suite comprising wall mounted wash hand basin and close coupled wc.



LIVING ROOM 14' 7" into bay x 11' 7" (4.44m x 3.53m) Single glazed leaded bay window to front, coal effect fire set in tiled surround, picture rail, coving to ceiling.

LOUNGE 13' 2" x 11' 7" (4.01m x 3.53m) Single glazed leaded window to rear, coal effect gas fire set in tiled surround, picture rail, coving to ceiling.

KITCHEN 9' 2" x 7' 10" (2.79m x 2.39m) Fitted with a matching range of base and eye level cupboards with round edged worktops, sink unit with single drainer and mixer tap, plumbing for washing machine, space for cooker, single glazed window to rear, floor mounted gas boiler, side door to garden.

PANTRY 4' 2" x 3' (1.27m x 0.91m) With drawers and round edged worktops, space for fridge/freezer, obscure single glazed window to side.

FIRST FLOOR:

LANDING Upvc double glazed leaded window to side.

BEDROOM 1 14' 2" x 11' 7" (4.32m x 3.53m) Upvc glazed leaded bay window to front, picture rail, coving to ceiling.

BEDROOM 2 13' 2" x 11' 7" (4.01m x 3.53m) Upvc double glazed leaded window to rear, picture rail, coving to ceiling.

BEDROOM 3 7' 10" x 7' 10" (2.39m x 2.39m) Upvc double glazed leaded window to front, picture rail.

SHOWER ROOM Fitted with tiled shower enclosure, upvc obscure double glazed window to side

BATHROOM 7' 10" x 5' 11" (2.39m x 1.8m) Fitted with three piece suite comprising deep panelled bath with hand shower attachment, pedestal wash hand basin and low-level wc, tiled surround, wall mounted mirror, mirrored cabinet, heated towel rail, upvc obscure double glazed window to side, built-in airing cupboard housing hot water cylinder and slatted shelving.

OUTSIDE: A mature front garden comprises a variety of plants, shrubs and trees, and paved driveway leading to garage. The rear courtyard garden is paved for ease of maintenance.

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

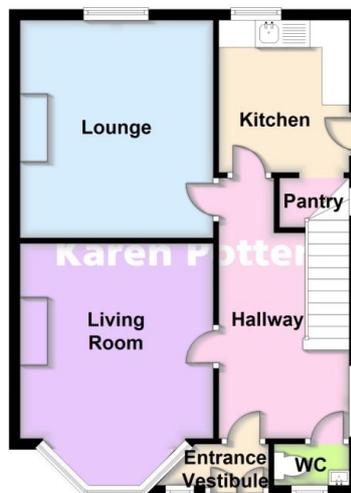
Tenure: Freehold.

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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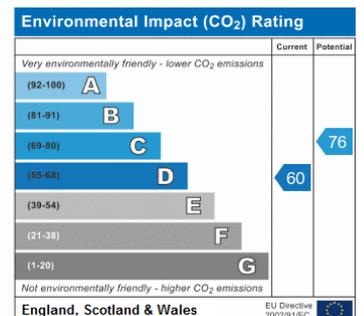
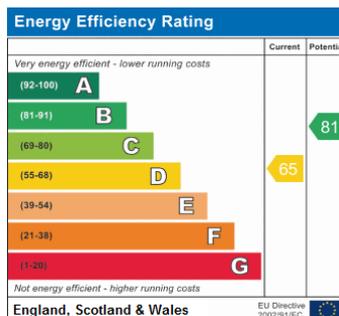
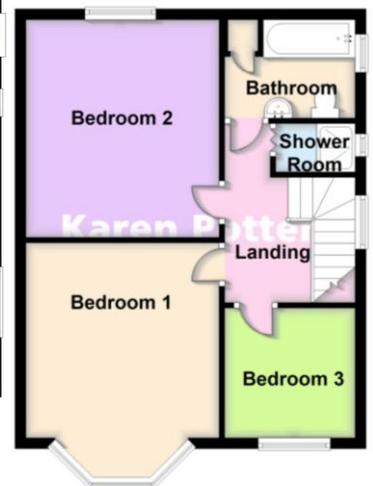
Ground Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.6 sq. feet)



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 20/08/2018