



☆ NO CHAIN ☆

-  Detached Bungalow
-  In Need of General Updating
-  Two Double Bedrooms

-  Living Room with Dining Area
-  Shower Room
-  Gardens, Garage

Price: £199,950 Subject to Contract

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





No chain delay - A rare opportunity to purchase a detached bungalow of considerable charm and character of which **AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED.**

The bungalow is located in a popular residential area and offers well planned living accommodation briefly comprising Entrance Vestibule, Hall, Spacious Living Room with archway to Dining Room, Kitchen, two double Bedrooms, Shower Room and Separate WC. Gas central heating and Double Glazing is installed. Outside there is an enclosed front garden with paved driveway leading to secure timber gates giving access to an enclosed south west facing garden to the rear with detached garage.

Southbank Road is a continuation of Town Lane and leads towards the many amenities of both Kew and Southport town centre. Public transport facilities to the town centre are readily accessible.

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

Tenure: The vendor has verbally advised us that the tenure is Freehold, though this information is 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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Ground Floor

Approx. 84.0 sq. metres (903.6 sq. feet)



GROUND FLOOR:

ENTRANCE VESTIBULE

HALL

LIVING ROOM 14' 3" x 13' 4" (4.34m x 4.06m)

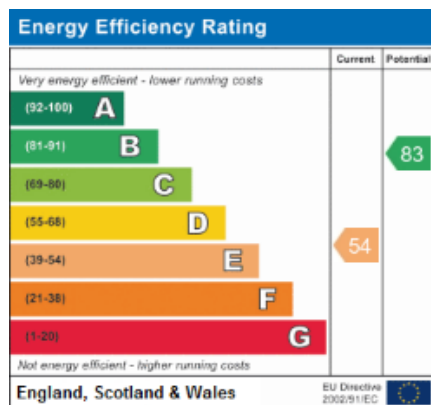
DINING ROOM 13' 4" x 6' 11" (4.06m x 2.11m)

KITCHEN 11' 4" x 10' 4" (3.45m x 3.15m)

SHOWER ROOM

WC

Total area: approx. 84.0 sq. metres (903.6 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. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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