



# McGUIRE

ESTATE AGENTS

3 Bed End Terraced

£110,000



## Wavell Avenue Southport, PR9 7SQ

Situated on a large plot is this well presented three bedroom end terraced house that briefly comprises of: hall, lounge, dining room, three bedrooms, bathroom and separate WC. The property also benefits from gas central heating and double glazed windows. There is off road parking for 3 vehicles and a large lawned area to the front and a lawned garden to the rear with garage. Ideally located within a short walking distance of bus transport. Council tax band A

## Key Features

## Ground Floor

**HALL** - UPVC front door leading into an airy, light hallway with open storage under the stairs and access to the lounge and kitchen.

**LOUNGE** - 14' 7" x 11' 10" (4.47m x 3.62m) Large window overlooking the front garden, radiator, electric fire housed with a wooden fire surround and double doors leading into the dining room.

**DINING ROOM** - 10' 5" x 11' 5" (3.19m x 3.48m) Window overlooking the rear garden, radiator and access to the kitchen and double doors into the lounge

**KITCHEN** - 12' 8" x 9' 8" (3.87m x 2.97m) Modern fitted kitchen including an integrated electric oven, gas hob, stainless extractor fan and stainless steel sink. Room for an upright fridge freezer and under unit work top lighting. Plumbing for washer



## First Floor

**BEDROOM ONE** - 12' 4" x 11' 10" (3.78m x 3.62m) Large window overlooking front garden, built in storage cupboard, radiator

**BEDROOM TWO** - 11' 8" x 12' 8" (3.57m x 3.87m) Large window overlooking the rear garden, built in shelved cupboard, radiator

**BEDROOM THREE** - 8' 3" x 7' 3" (2.52m x 2.23m) Window overlooking front garden, fitted wardrobes and built in cupboard, radiator

**BATHROOM** - Modern white fitted suite with shower over bath, vanity unit and sink, Combi boiler and chrome wall hung towel rail

**WC** - Window to the side



## Exterior

**GARDEN** - Large grassed garden with flagged patio area around the side, leading to the side gate allowing access to the front

**GARAGE** - Garage with access front and rear. and connected to electricity



## Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

