



McGUIRE
ESTATE AGENTS

2 Bed Semi-Detached

£115,000



Newton Street Southport, PR9 7AS

We are pleased to offer for sale this two bed roomed semi detached property located in a residential district. The property offers accommodation briefly comprising: Lounge, Dining room, Kitchen and Bathroom/WC to the ground floor. To the first floor there are two double Bedrooms with access to a loft. Outside there is a garden area to the front and a more extensive garden area to the rear with patio and lawn. The property has a PVC double glazed windows and is gas centrally heated.

Key Features

Ground Floor

PORCH - Upvc double glazed door.

LOUNGE - 13' 0" x 12' 10" (3.98m x 3.92m) Upvc double glazed window to front, radiator, feature fireplace with multifuel burner.

DINING ROOM - 12' 6" x 12' 9" (3.82m x 3.89m) Storage cupboard, radiator, stairs to first floor.

KITCHEN - 9' 7" x 13' 7" (2.94m x 4.15m) Fitted with a range of wall and base units, working surface, space for free standing cooker, plumbed for washing machine and dishwasher. Splash back tiles, extractor fan, Upvc double glazed window to side, feature glass blocks.

BATHROOM - 9' 11" x 5' 4" (3.03m x 1.64m) Upvc double glazed window to rear, fitted panelled bath with shower over, wash basin, low level WC, part tiled walls, tiled floor and radiator.



First Floor

LANDING - Loft access.

BEDROOM ONE - 13' 0" x 10' 7" (3.98m x 3.23m) Upvc double glazed window to front, radiator.

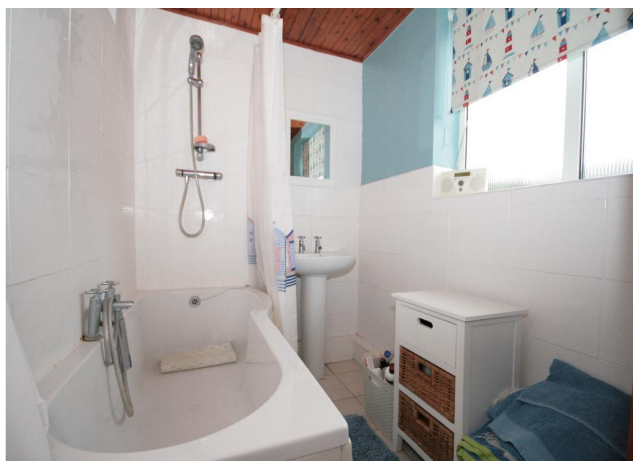
BEDROOM TWO - 10' 9" x 11' 0" (3.29m x 3.37m) Upvc double glazed window to rear, fitted wardrobes, door leading to separate WC with wash basin, radiator.



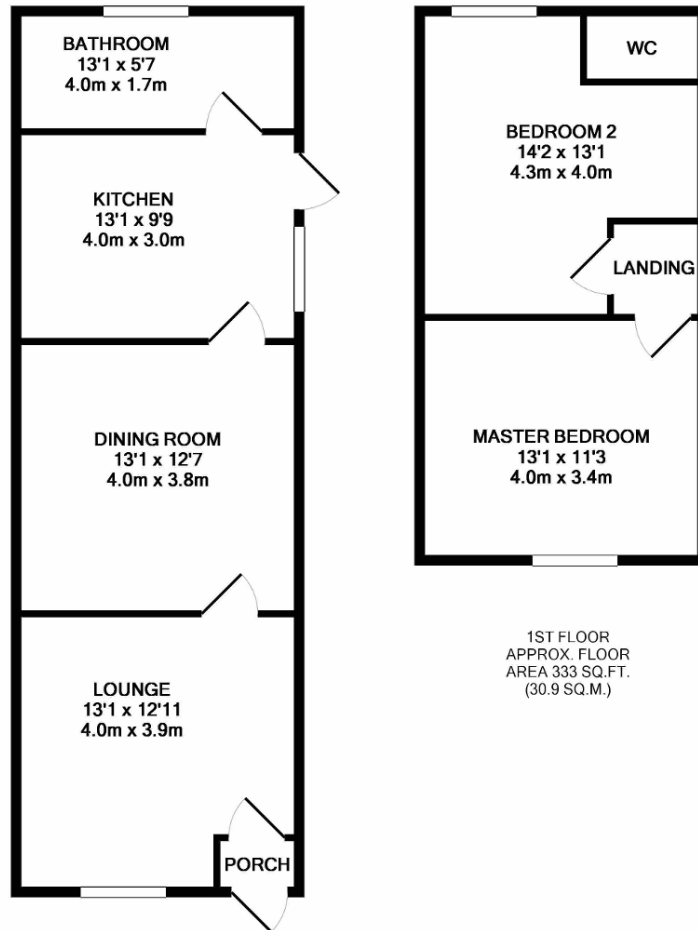
Exterior

OUTSIDE - To the front is laid with lawn, borders, shrubs and paved path with access to rear garden.

Rear garden has paved patio area and is mainly laid with lawn.



Floorplans



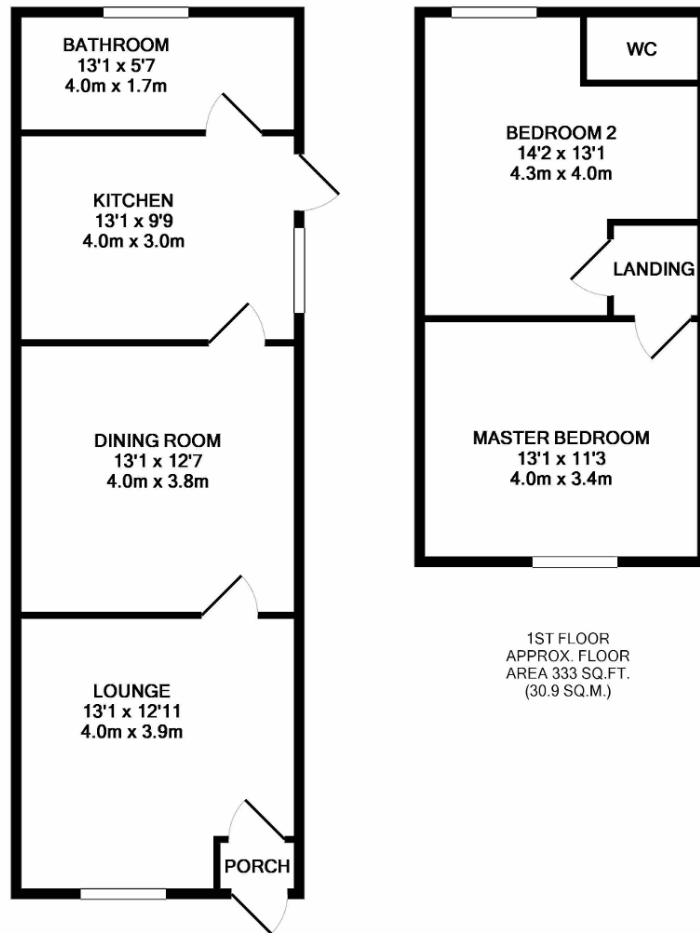
1ST FLOOR
APPROX. FLOOR
AREA 333 SQ.FT.
(30.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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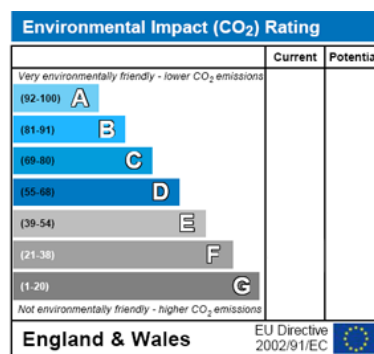
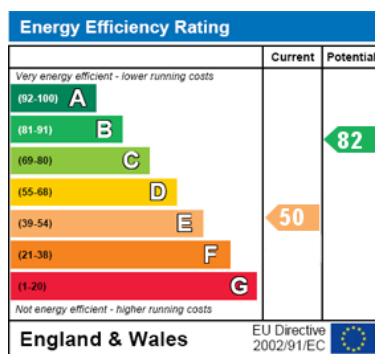
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Energy Efficiency and Environmental Impact



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.