



**McGUIRE**  
ESTATE AGENTS

3 Bed Semi-Detached

**£110,000**



## Matlock Crescent Southport, PR8 5HA

Early viewing is advised of the attractive semi-detached property that is installed with gas central heating and extensive Upvc double glazing, Located in a popular area and within a residential cul-de-sac, the house is conveniently positioned for local shops and schools.

The living space very briefly includes an entrance hallway, front lounge, kitchen, conservatory and bathroom to the ground floor, there being three bedrooms (access to a useful loft room from the landing) to the first floor. The front is mainly paved with access to rear garden, rear garden is laid with lawn and raised timber decking.

## Key Features

## Ground Floor

**ENTRANCE HALL** - Access to lounge, stairs to first floor.

**LOUNGE** - 15' 1" x 13' 4" (4.6m x 4.07m) Upvc double glazed window to front, living flame gas fire, radiator, under stairs storage cupboard.

**KITCHEN** - 9' 8" x 11' 5" (2.95m x 3.48m) Fitted with a modern range of wall and base units with work surface, integrated four ring gas hob, electric oven and extractor fan. Plumbed for washing machine and space for fridge freezer. Upvc double glazed window to side.

**CONSERVATORY** - 7' 8" x 14' 6" (2.35m x 4.45m) Upvc double glazed windows to sides and rear, Upvc double glazed French doors leading to rear garden.

**BATHROOM** - 5' 3" x 8' 10" (1.61m x 2.71m) Upvc double glazed window to rear, panelled bath with shower over, wash basin, low level WC, radiator.

## First Floor

**LANDING** - Upvc double glazed window to side, loft access.

**MASTER BEDROOM** - 10' 2" x 13' 6" (3.11m x 4.13m) Upvc double glazed window to front, built in wardrobe, radiator.

**BEDROOM TWO** - 9' 5" x 12' 0" (2.89m x 3.68m) Upvc double glazed window to rear, cupboard, radiator.

**BEDROOM THREE** - 9' 6" x 7' 7" (2.91m x 2.32m) Upvc double glazed window to rear, radiator.

## Exterior

**OUTSIDE** - To the front is mainly paved with borders and side access to rear garden.

Rear is mainly laid to lawn with large raised timber decking and borders.

## 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		53	
(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.



