



McGUIRE
ESTATE AGENTS

2 Bed Terraced

£65,000



Mellors Close Southport, PR8 6EJ

Well presented two bedroom mid terraced house located in a popular residential area. The property has UPVC double glazing throughout, gas central heating and parking.

The property briefly comprises of : Entrance hall, lounge, kitchen and downstairs WC. To the first floor are two good size bedrooms and a modern bathroom.

The property is on a 50/50 shared ownership basis with the monthly rent being £317 pcm

Key Features

Ground Floor

ENTRANCE / HALL - Composite main front door leading to internal entrance porch and inner door leading into the hallway

LOUNGE - 14' 1" x 9' 7" (4.3m x 2.94m) Bright airy lounge overlooking the garden, window and double patio doors leading onto patio area / garden. Radiator

KITCHEN - 13' 3" x 10' 7" (4.04m x 3.23m) Spacious dining kitchen with window to the front, integrated Bosch electric oven, 4 ring gas hob and integrated Bosch extractor fan, stainless steel sink, room for large upright fridge freezer, Baxi combi boiler, plumbing for washer. Large storage cupboard with shelving

DOWNSTAIRS WC - WC, wash basin, vanity unit and heated towel rail

First Floor

BEDROOM ONE - 12' 1" x 9' 11" (3.69m x 3.04m) White high gloss fitted wardrobes, 2 windows overlooking rear garden and radiator

BEDROOM TWO - 8' 9" x 13' 5" (2.69m x 4.09m) Window overlooking front of property and radiator

BATHROOM - 9' 4" x 5' 1" (2.86m x 1.55m) WC, bath with electric shower over, wash basin with vanity unit, wall mounted mirror, window to the front and heated towel rail

LANDING - Spacious landing, loft access and large built in cupboard with shelving

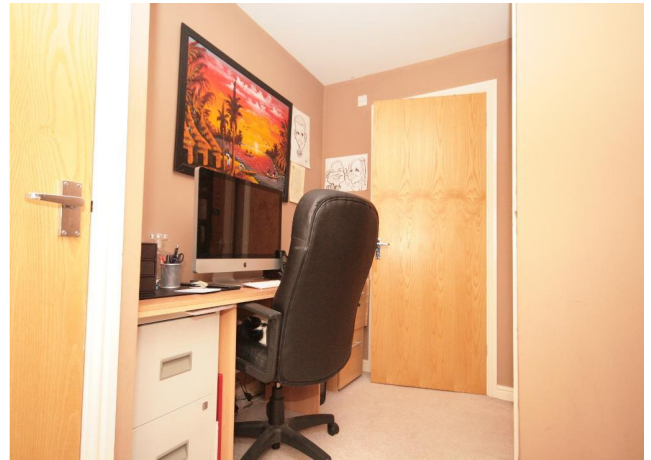
Exterior

GARDEN - Accessed via patio doors in the lounge, patio area, grassed area, shed and stoned 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		81	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.