



**McGUIRE**  
ESTATE AGENTS

4 Bed Town House

**£895** PCM



## Otterstye View Southport, PR8 5BH

Four bedroom house in a semi rural location on the outskirts of Southport. The property briefly comprises: entrance hall, w.c, lounge, modern kitchen/diner with a range of integrated appliances. To the first floor there are three bedrooms and a family bathroom and to the second floor there is the master bedroom with en-suite shower room. The property benefits from UPVC double glazing and gas central heating throughout. To the rear there is a easy maintenance garden with shed and patio area. To the front there is a paved pathway leading to the property and off road parking for two cars. this property. Council tax band D

DSS with guarantor considered, pets considered, Available immediately and unfurnished

## Key Features

Available "To Let" immediately

4 bedroom Town House

Master Bedroom with En Suite

Landscaped rear Garden

Multiple Parking Spaces to Rear

Unfurnished

## Ground Floor

**ENTRANCE HALL** - Access to ground floor rooms, radiator.

**LOUNGE** - 16' 4" x 11' 5" (5m x 3.5m) Upvc double glazed window to front, radiator.

**DOWNSTAIRS WC** - Low level WC, wash basin.

**KITCHEN** - 15' 0" x 17' 4" (4.58m x 5.3m) Fitted with a range of modern wall and base units and matching working work surface, integrated four ring gas hob, electric oven, extractor fan, dishwasher and fridge freezer, stainless steel sink, tiles to floor, plumbed for washing machine, radiator, Upvc double glazed windows to the rear, two velux windows and door to rear garden.

**INNER HALL** - Stairs to first floor.



## First Floor

**LANDING** - Radiator, stairs to first floor.

**BEDROOM TWO** - 14' 9" x 8' 3" (4.52m x 2.53m) Upvc double glazed window to front, radiator.

**BEDROOM THREE** - 7' 8" x 12' 7" (2.35m x 3.85m) Upvc double glazed window to rear, radiator.

**BEDROOM FOUR** - 6' 4" x 7' 4" (1.94m x 2.26m) Upvc double glazed window to front, radiator.

**BATHROOM** - Modern family bathroom with white suite comprising of bath with shower, low level WC, wash basin, Upvc double glazed window to rear, radiator.



## Second Floor

**MASTER BEDROOM** - 20' 6" x 11' 6" (6.25m x 3.51m) Two Upvc double glazed window to front and one to the rear, under eaves storage, radiator.

**EN SUITE** - 6' 2" x 8' 8" (1.88m x 2.65m) Upvc double glazed window to rear, shower cubicle, wash basin, low level WC, radiator.



## Exterior

**OUTSIDE** - To the rear there is a laid artificial lawn with patio area and gate to rear. To the front there is a paved pathway leading to the property and off road parking to the rear.



## Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>		82	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

