



**McGUIRE**  
ESTATE AGENTS

2 Bed Semi-Detached

**£120,000**



## St Lukes Road Southport, PR9 0SH

Situated in a convenient location within easy reach of the town centre, this two bedroom semi detached house offers modern accommodation throughout having been extensively modernised by the present owner with the inclusion of double glazing and gas central heating. The property is offered for sale would be ideal for first time buyers. Front doors together style property briefly comprising: porch, lounge, dining room, kitchen, bathroom. To the first floor there are two bedrooms. Enclosed gardens to front and easily manageable paved and laid lawn rear garden. VIEWING RECOMMENDED.

## Key Features

Potential off road parking at the front

## Ground Floor

**PORCH** - Upvc double glazed windows and door leading to....

**LOUNGE** - 13' 0" x 12' 0" (3.98m x 3.66m) Upvc double glazed to front, radiator.

**DINING ROOM** - 10' 11" x 13' 1" (3.33m x 4m) Upvc double glazed window to rear, storage cupboard.

**KITCHEN** - 10' 2" x 6' 10" (3.1m x 2.1m) Fitted with a range of wall and base units, worktops, stainless steel sink, four ring gas hob and oven. Plumbed for washing machine and space for fridge freezer. Upvc double glazed window and door leading to rear garden.

**BATHROOM** - 5' 11" x 6' 6" (1.82m x 1.99m) Fitted with a three piece suite comprising of; panelled bath with shower over, wash basin and low level WC. Upvc double glazed window to side, radiator.



## First Floor

**LANDING** -

**MASTER BEDROOM** - 13' 0" x 9' 8" (3.98m x 2.97m) Upvc double glazed window to front, radiator.

**BEDROOM TWO** - 10' 2" x 10' 10" (3.12m x 3.31m) Upvc double glazed window to rear, radiator.



## Exterior

**OUTSIDE** - Paved front garden with borders.

Rear and is laid to lawn with borders and a paved patio area, also brick built shed for storage.



## 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	85
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.

