



McGUIRE

ESTATE AGENTS

3 Bed Semi-Detached

£169,999



Sussex Road Southport, PR9 0SP

Situated in a popular residential location close to local amenities and within walking distance of Southport town centre. This well presented three double bedroom semi detached property benefits from UPVC double glazing and gas fired central heating and briefly comprises of; enclosed vestibule, hall, lounge, sitting room/dining room and kitchen with breakfast area to the ground floor. To the first floor there are three bedrooms and a family bathroom. There is a driveway providing off street parking to the front of the property whilst the rear boasts a private enclosed lawn garden and patio area. In addition there is side access leading to an allocated single garage and additional parking to the rear of the property. INTERNAL INSPECTION HIGHLY RECOMMENDED.

Key Features

Three bedroom semi detached

Large bedrooms

Fully double glazed

Gas central heating

Off road parking for three cars

Garage

Close to town centre

Ground Floor

PORCH - Upvc double glazed door to front leading to...

HALL - Access to all ground floor rooms, radiator, stairs to first floor.

LOUNGE - 12' 11" x 14' 1" (3.96m x 4.3m) Upvc double glazed bay window to front, electric fire with feature surround, radiator.

SITTING ROOM/DINING ROOM - 12' 9" x 14' 8" (3.91m x 4.48m) Upvc double glazed window to rear, feature multi fuel burner with timber mantle piece, radiator.

KITCHEN - 16' 1" x 8' 2" (4.93m x 2.51m) Fitted with a range of wall and base units with worktops, integrated five ring gas hob, oven/grill, extractor fan and stainless steel sink. Space for fridge freezer and plumber for dishwasher and washing machine. Two Upvc double glazed windows to rear and leading to rear garden.



First Floor

LANDING - Split level landing, loft access.

MASTER BEDROOM - 12' 3" x 15' 6" (3.75m x 4.73m) Two Upvc double glazed windows to front, radiator.

BEDROOM TWO - 11' 2" x 15' 7" (3.42m x 4.77m) Upvc double glazed window to rear, radiator.

BEDROOM THREE - 10' 4" x 8' 0" (3.15m x 2.46m) Upvc double glazed window to rear, radiator.

BATHROOM - 6' 11" x 6' 10" (2.12m x 2.1m) Fitted with a three piece suite comprising of; panelled bath with shower over, low level WC, vanity wash basin and unit. Upvc double glazed window to side, radiator and corner storage unit.



Exterior

OUTSIDE - To the front there is a driveway providing off street parking with shrub borders. To the rear there is a landscaped lawn garden, patio area and outbuilding. In addition there is side access to an allocated single garage and parking space situated at the rear of the property.



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			
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.



