



**McGUIRE**  
ESTATE AGENTS

2 Bed Semi-Detached

**£110,000**



## Milton Street Southport, PR9 7AJ

Located on a popular residential road in Southport is this semi detached property in need of TLC which would be an ideal for a first time buyer or investor looking for a rental property.

To the ground floor is an entrance hall, living room, dining room and kitchen.

To the first floor are 2 bedrooms and family bathroom.

There are gardens to the front & rear of the property.

## Key Features

## Ground Floor

**LIVING ROOM - 9' 4" x 9' 6" (2.87m x 2.91m)** uPVC double glazed window overlooking the front garden and wall mounted electric fire.

**DINING ROOM - 8' 11" x 12' 11" (2.72m x 3.95m)** uPVC double glazed window overlooking the rear garden, laminate flooring, radiator and under stair cupboard.

**KITCHEN - 7' 4" x 18' 4" (2.25m x 5.6m)** A range of wall & base units, integrated gas hob with extractor over, double electric oven, stainless steel sink with drainer and space for a washing machine and tumble dryer.  
uPVC window to the side and uPVC door leading onto the rear garden.

**BATHROOM - 7' 10" x 7' 4" (2.39m x 2.26m)** Three piece bathroom suite comprising of a bath with shower over, pedestal sink and low level W.C. uPVC double glazed window and radiator.



## First Floor

**BEDROOM ONE - 13' 2" x 11' 4" (4.03m x 3.46m)** uPVC double glazed window overlooking the front aspect of the property and radiator.

**BEDROOM TWO - 11' 6" x 8' 1" (3.51m x 2.47m)** uPVC double glazed window overlooking the rear garden and radiator.



## Exterior

**OUTSIDE -** There are gardens to the front & 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			
		57	82
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.

