



McGUIRE
ESTATE AGENTS

2 Bed Semi-Detached

£90,000



High Park Road Southport, PR9 7QL

INVESTMENT OPPORTUNITY - two bedroom semi detached house in need of modernisation.

The accommodation briefly comprises:- Entrance porch, lounge, kitchen and bathroom. Upstairs, there are two bedrooms and walk in wardrobes to potential en suite. Outside, there is a large rear garden and part built annex.

This property is being offered with VACANT POSSESSION & NO ONWARD CHAIN - viewing is strictly by appointment.

Key Features



Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.7 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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60HighParkRoadSouthportPR97QL-print
Datestamp N/A

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, Scotland & Wales	EU Directive 2002/91/EC		44

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, Scotland & 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.