



McGUIRE

ESTATE AGENTS

2 Bed Semi-Detached

£100,000



Court Road Southport, PR9 9ER

For sale this investment or first time buyers two bedroom semi detached property situated near Southport's Town Centre. The property briefly comprises of kitchen, lounge, two bedrooms to the first floor and a bathroom. Externally there are gardens to the front and a rear yard. The property benefits from gas central heating, is mainly double glazed and is sold with no chain delay.

Key Features

FIRST TIME BUYERS

BUY TO LET

Two bedrooms

Lounge

Kitchen

Family bathroom

Rear Yard

Ground Floor

Entrance Hall - Access to ground floor rooms, stairs to first floor, radiator.

Lounge - 13' 9" x 14' 0" (4.22m x 4.28m) Upvc double glazed window to front, radiator.

Kitchen/dining area - 7' 6" x 16' 11" (2.29m x 5.17m) Upvc double glazed window to rear, fitted units, 4 ring gas hob and oven. Upvc double glazed door leading to rear yard.

First Floor

BEDROOM ONE - 10' 5" x 16' 11" (3.18m x 5.18m)

Bedroom two - 10' 1" x 9' 8" (3.08m x 2.96m)

Bathroom - 8' 0" x 7' 7" (2.44m x 2.34m)

Exterior

Outside -

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			78
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & 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, 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.

