



**McGUIRE**  
ESTATE AGENTS

2 Bed Semi-Detached

**£120,000**



## Hargreaves Street Southport, PR8 6SY

An opportunity has arisen for a first time buyer to acquire this recently renovated two bedroom semi detached property. Situated on the outskirts of Southport town centre, convenient for all amenities and local schools. The accommodation has been fitted with new carpets and flooring throughout and comprises: Porch, lounge through dining room, kitchen new modern bathroom and two bedrooms. The property benefits from newly fitted gas central heating fired by a combination boiler and upvc double glazed windows. Off road parking and rear garden. An early inspection recommended.

## Key Features

Two bedrooms

Refurbished

Large plot

Off road parking

Double glazed

Gas central heating

Close to town centre

**NEED FREE MORTGAGE  
ADVICE**

## Ground Floor

**LOUNGE** - 22' 8" x 13' 4" (6.93m x 4.08m) Upvc double glazed window to front, radiator, arch leading to dining room area, Upvc double glazed window to rear, radiator and stairs to the first floor.

**KITCHEN** - 11' 8" x 6' 6" (3.57m x 1.99m) Fitted with a modern range of wall and base units, inset stainless steel sink, integrated 4 ring cooker and oven, space for fridge/freezer, Upvc double glazed window to side, door leading utility room.

**UTILITY ROOM** - Plumbed for washing machine

**BATHROOM** - Fitted with a three piece suite comprising panelled bath with shower over, wash basin, low level WC, Upvc double glazed window to side.



## First Floor

**BEDROOM ONE** - 11' 0" x 13' 3" (3.37m x 4.06m) Upvc double glazed windows to front, radiator.

**BEDROOM TWO** - 7' 9" x 11' 11" (2.38m x 3.65m) Upvc double glazed window to rear, radiator, cupboard housing combi boiler.

## Exterior

**EXTERNAL** - Off road parking to the front for 4/5 cars and landscape rear gardens.



## 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.



