KAREN PARKS
SALES & LETTINGS

114 Norwood Road, Southport, PR8 6HQ

£215,000

Karen Parks Sales and Lettings are pleased to offer for sale this two bedroom semi detached character property situated in a popular location. The house briefly comprises of: hallway, front living room, dining room and kitchen. To the first floor are two good sized double bedrooms and a spacious family bathroom. The property benefits from being fully double glazed throughout. There is off road parking to the front of the house and beautifully maintained sunny gardens to the rear. The property would be perfect for first time buyers, as a buy to let or alternatively for those looking to downsize. The house is excellently located close to local Primary and secondary schools for those with children and also within easy reach of the train station. It is within close proximity of Kew retail park with a range of shops on offer. Offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

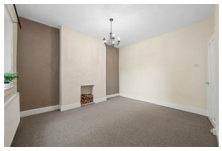
Ground Floor

Hallway
The hallway has one radiator and stairs to the first floor.

Front Living Room 10'5" x 10'3" (3.18 x 3.14)

The front living room has a brick fireplace surround with space for an electric fire as a focal point to the room, there is one radiator and a double glazed window.

Dining Room 12'5" x 11'6" (3.81 x 3.53)



The dining room has an understairs storage cupboard, one radiator and a double glazed window with views out onto the garden. There is a door to the kitchen.

Kitchen 13'4" x 6'8" (4.07 x 2.05)

The kitchen has a range of white gloss wall and base units providing plenty of storage, there are three double glazed windows letting plenty of light to flow in, a door leading out to the garden and one radiator. There is space for an oven, washing machine and fridge.

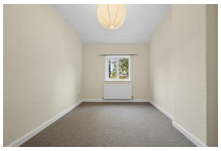
First Floor

Landing

The landing has one radiator and a loft hatch.

Bedroom 1 14'10" x 10'4" (4.53 x 3.16)
The master bedroom is an excellent size and has two double glazed windows allowing an abudance of light to flow in and there are two radiators.

Bedroom 2 12'9" x 8'6" (3.91 x 2.60)



The second double bedroom has a double glazed window looking out over the garden and one radiator.

Bathroom 13'4" x 6'9" (4.07 x 2.07)

The spacious family bathroom comprises of a bath with overhead shower, hand wash basin, WC, a radiator, double glazed window and a large storage cupboard which also houses the boiler.

Outside

Front Garden
There is a large paved driveway leading up to the property providing off road parking for a number of cars, there is also an area laid to lawn and the egde of the driveway is lined with trees and bushes providing privacy and greenery.

Rear Garden

The rear garden is a good size and has been beautifully maintained. There is a large paved patio area offering plenty of space for seating to enjoy a morning coffee or some alfresco dining, this leads into an area laid to lawn and borders containing mature bushes, shrubs and trees. There is also a large shed for storage. There is a large paved area to the side of the property which offers excellent opportunity and potential to extend the property subject to suitable planning and building regulations.

Important Information

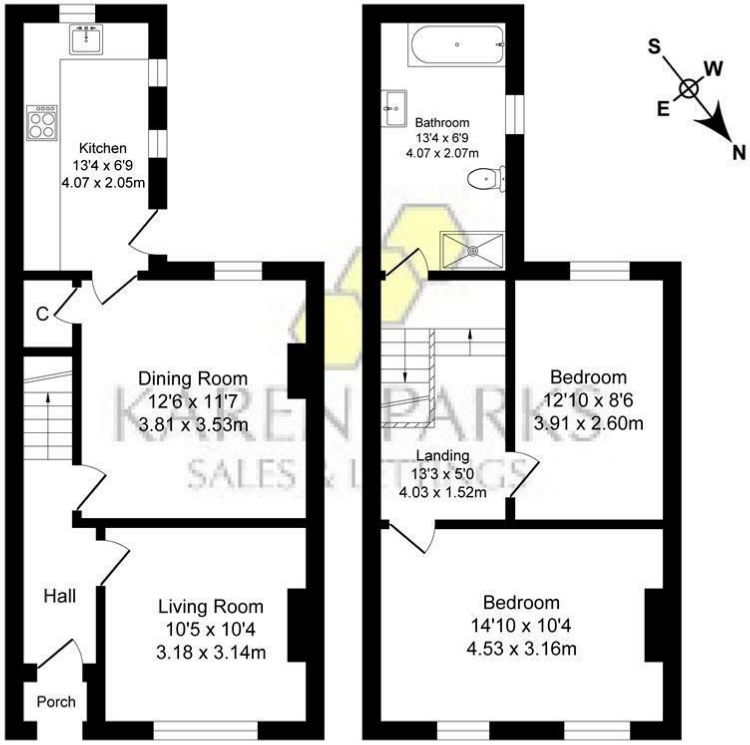
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Norwood Road, Southport

Total Approx. Floor Area 906 Sq.ft. (84.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



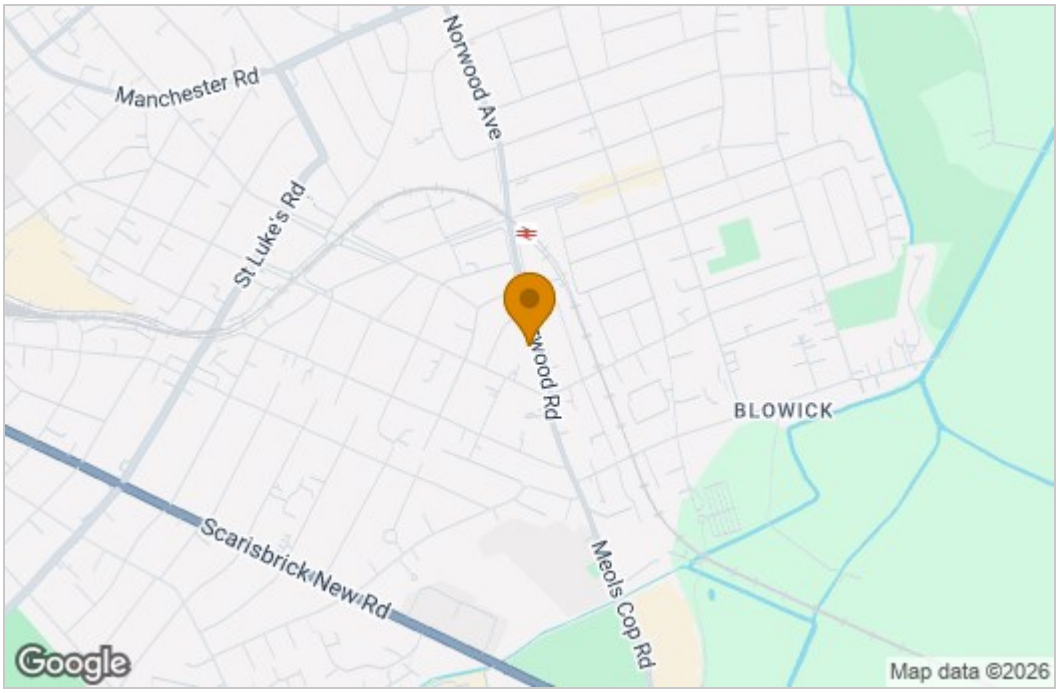
Ground Floor

Approx. Floor Area 453 Sq.Ft (42.1 Sq.M.)

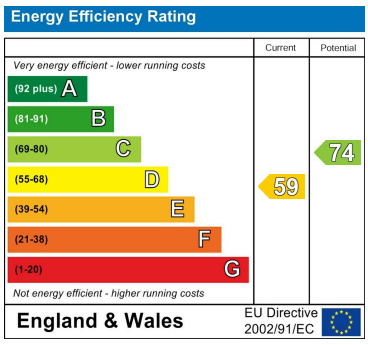
First Floor

Approx. Floor Area 453 Sq.Ft (42.1 Sq.M.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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