



77 Chester Road, Southport, Merseyside. PR9 7HD

Offers in Region of £225,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NO UPWARD CHAIN....Colette Gunter Estate Agents are pleased to present to the market this spacious semi detached Victorian house which is in need of modernisation and offers a wealth of potential for those looking to create a beautiful family home. The property boasts three entertaining rooms and three double bedrooms with a square footage extending to approximately 1350 square feet. Situated in this popular established location which is convenient for local primary and secondary schools, transport links and Churchtown Village with all its amenities including boutique shops, restaurants and Botanical Gardens.

FEATURES

- NO UPWARD CHAIN
- POPULAR RESIDENTIAL LOCATION
- CONVENIENT FOR LOCAL SCHOOLS
- IN NEED OF MODERNISATION
- THREE ENTERTAINING ROOMS
- KITCHEN
- GROUND FLOOR BATHROOM & SEPARATE W.C.
- THREE DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM WITH W.C.
- GAS HEATING SYSTEM



ROOM DESCRIPTIONS

Enclosed Vestibule

Glazed double opening storm doors; tiled floor.

Hall

Glazed door; understairs storage; stairs to first floor.

Front Lounge

12' 4" x 15' 5" into bay (3.76m x 4.70m) Original glazed splayed bay window; feature tiled fireplace fitted with gas fire.

Rear Sitting Room

9' 5" x 14' 6" (2.87m x 4.42m) Glazed window to rear.

Morning Room

9' 8" x 10' 9" (2.95m x 3.28m) Two glazed windows to side.

Kitchen

9' 8" x 7' 6" (2.95m x 2.29m) Base, wall and drawer units; double drainer stainless steel sink unit; space for slot in cooker; space for undercounter refrigerator; Potterton wall mounted gas heating boiler; part tiled walls; glazed door and window to side.

Ground Floor W.C.

Low Level W.C.; U.P.V.C. framed double glazed window to side with obscure glass.

Ground Floor Bathroom

9' 3" x 4' 7" (2.82m x 1.40m) Panelled bath with electric shower over; pedestal wash hand basin; part tiled walls; U.P.V.C. framed double glazed window to side with obscure glass.

First Floor

Split Level Landing

Bedroom No. 1

17' 8" x 12' 10" (5.38m x 3.91m) Two glazed windows to front. feature tiled fireplace surround.

Bedroom No. 2

11' 0" x 11' 7" (3.35m x 3.53m) U.P.V.C. framed glazed window to rear; built in wardrobes to one wall.

Bedroom No. 3

9' 9" x 10' 10" (2.97m x 3.30m) U.P.V.C. framed double glazed window to rear and side; pedestal wash hand basin.

Bathroom with W.C.

Panelled bath with mains shower over; pedestal wash hand basin; low level W.C.; part tiled walls; cylinder cupboard; glazed window to side with obscure glass.

Outside

Gardens

Gardens are present to front and rear.

PLEASE NOTE

**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







EPC

