



6 Surrey Close, Southport, PR9 9YZ

£245,000

Subject to Contract

Discover the potential of this detached true bungalow, ideally situated in a pleasant cul-de-sac location. Offered for sale with no chain delay, this property presents a fantastic opportunity for modernisation, allowing you to create your perfect home. Convenient access to local facilities and bus services. This residence features a comfortable lounge, a garden lounge, and a kitchen, complemented by three bedrooms and a family bathroom. Established gardens, off-road parking, and a single garage. No Chain Delay

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Southport's Estate Agent

Enclosed Vestibule

UPVC double glazed outer door and side window.

Entrance Hall

Figure glazed inner door, useful store cupboard.

Lounge - 3.45m x 6.2m (11'4" x 20'4")

UPVC double glazed window overlooking the front garden. Electric coal effect fire surround and hearth.



Kitchen - 2.62m x 2.9m (8'7" x 9'6")

UPVC double glazed window and side door. Single drainer stainless steel sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. Plumbing for washing machine.



Bedroom One - 2.72m x 3m (8'11" x 9'10")

UPVC double glazed window.

Bedroom Two - 3.12m x 3.66m (10'3" x 12'0")

UPVC double glazed window with door leading to...



Garden Room - 3.3m x 3.25m (10'10" x 10'8")

UPVC double glazed windows to the side and rear and door to the rear garden.



Bedroom Three/Dining Room - 2.44m x 2.21m (8'0" x 7'3")

UPVC double glazed window, 'Glow Worm' gas central heating boiler.

Bathroom - 1.83m x 1.96m (6'0" x 6'5")

Coloured suite including panelled bath, pedestal wash hand basin, low level WC, part tiled walls and UPVC double glazed window.



Outside

The bungalow stands in established gardens to both the front and rear. There's off road car parking and a driveway at the side which leads to a garage.

Council Tax

Sefton MBC Band C

Tenure

Leasehold for 999 years from 1 January 1969 with an annual ground rent of £12.00



Ground Floor

Approx. 81.0 sq. metres (871.5 sq. feet)



Total area: approx. 81.0 sq. metres (871.5 sq. feet)



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.