



6 Balls Place, Southport, PR8 1BL
Offers In The Region Of £110,000
Subject to Contract

Early viewing advised. Conveniently situated in Southport Town Centre, this two-bedroom property offers a great opportunity for buyers looking for a home they can make their own. The property would benefit from some modernisation and updating, providing scope to improve and personalise the accommodation to suit individual tastes. The accommodation briefly comprises a lounge, dining room, kitchen, on the first floor there are two bedrooms and a bathroom. Gardens to the front and a yard to the rear. Offered for sale with no onward chain, this property is well suited to those looking for a project.

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Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Lounge - 3.35m x 3.68m (11'0" x 12'1" extending to 14'5" overall)

Upvc outer door and front windows, stairs to the first floor. Double doors to....



Rear Lounge/ Dining Room - 3.15m x 4.32m (10'4" x 14'2")

Useful under stairs cupboard.



Kitchen - 4.27m x 1.73m (14'0" x 5'8")

Sink and base units wall cupboard, working surfaces, wall mounted boiler, Upvc double glazed window and outer door.

First Floor Landing

Bedroom 1 - 3.35m x 3.12m (11'0" x 10'3" to front of chimney breast extending to 12'9" overall)

Upvc double glazed window, built in wardrobes.



Bedroom 2 - 3.15m x 2.13m (10'4" x 7'0")

Upvc double glazed window.



Bathroom - 2.39m x 2.16m (7'10" x 7'1")

Wash hand basin, low level WC, panelled bath.

Outside

Garden to front and yard to the rear.

Note

The property was unoccupied at the time of inspection and we cannot confirm that any of the appliances are in working order.



Council Tax

Sefton MBC band A.

Tenure

Freehold



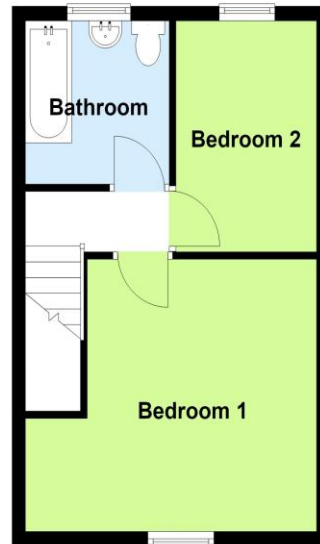
Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



First Floor

Approx. 30.9 sq. metres (333.0 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 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.