



Curlett Jones Estates

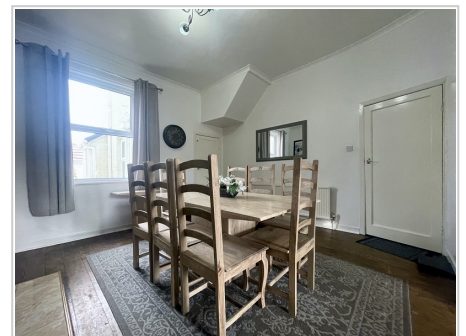
Your Local Property People

Marshside Road,
Southport,
Merseyside.
PR9 9TH

260,000



- Three Bedroom Family Home
- Large living room illuminated by bay windows
- Modern Fitted Kitchen
- 2 King-size and 1 Double Bedroom
- Cleverly positioned storage space beneath the stairs
- Spacious dining area
- Tastefully decorated bathroom
- Functional Loft Room
- Exceptional Master Bedroom



Ref: PRA11813

Viewing Instructions: Strictly By Appointment Only

Curlett Jones Estates, 631 Lord Street, Southport, PR9 0AN
01704 537950 Hello@CurlettJones.co.uk www.CurlettJones.co.uk

General Description

Three Bedroom Family Home with additional functional loft room and large through lounge along with Modern Fitted Kitchen. Located in a sought after location.

Accommodation

Entrance Hall (3' 3" x 3' 11") or (1.00m x 1.20m)



Living Room (13' 1" x 14' 2") or (4.00m x 4.31m)



Dining Room (13' 5" x 15' 1") or (4.10m x 4.61m)



Kitchen (15' 1" x 8' 0") or (4.60m x 2.45m)

Storage (3' 9" x 2' 11") or (1.14m x 0.90m)



Hallway (6' 7" x 6' 7") or (2.00m x 2.00m)

Landing (6' 7" x 3' 0") or (2.00m x 0.92m)

Landing (3' 9" x 5' 3") or (1.15m x 1.60m)



Bathroom (6' 10" x 5' 3") or (2.08m x 1.60m)



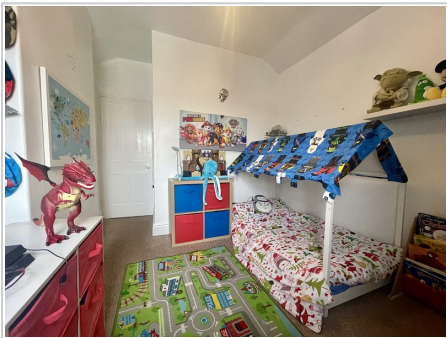
Hallway (11' 2" x 5' 3") or (3.40m x 1.60m)



Bedroom 1 (11' 5" x 18' 5") or (3.48m x 5.61m)



Bedroom 2 (14' 8" x 10' 2") or (4.46m x 3.10m)



Bedroom 3 (8' 6" x 8' 10") or (2.58m x 2.69m)



Attic room (15' 5" x 6' 7") or (4.70m x 2.00m)

Storage (4' 0" x 4' 4") or (1.21m x 1.31m)

Services

Mains electricity, mains water, mains gas, mains drainage

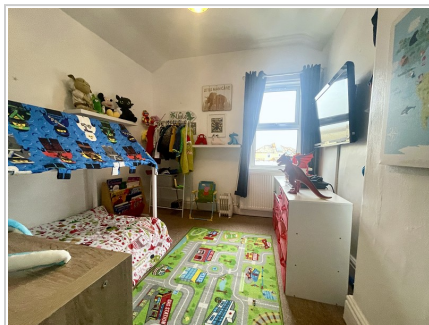
EPC Rating:46

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





Total area: approx. 147.7 sq. metres (1589.4 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.