



Curlett Jones Estates

Your Local Property People

Lonsdale Road,
Southport,
Merseyside.
PR8

200,000



- First Time Buyer Opportunity
- Double Glazed
- Family Bathroom
- Generous Exterior areas
- Three Double Bedrooms
- Located in a sought-after
- Three-bedroom spacious family home
- Excellent Rear Garden
- No Chain!

Ref: PRA12042

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

Curlett Jones are proud to present to the sales market an excellent opportunity to purchase a three-bedroom spacious family home located in a sought-after Southport location. Centrally heated and double glazed throughout and well maintained established rear family garden.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:57

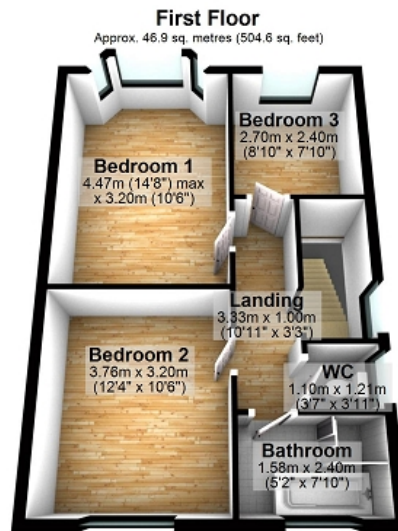
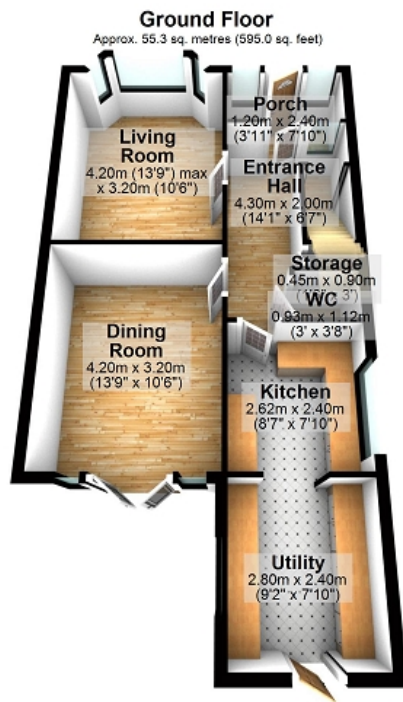
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





Total area: approx. 102.2 sq. metres (1099.7 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.