

For Sale

Pitt Street, PR9 7AE



**Offers in Excess of £175,000 -
Sold Subject to Contract**

3 bedroom Semi-Detached

- ✓ **Three Bedroom Semi Detached**
- ✓ **Ideal Opportunity for Modernisation**
- ✓ **Great Investment Potential**
- ✓ **Close to Bispham Road Amenities**
- ✓ **Let's Get You Viewing... !!!**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Perfect 1st Time Buyers Home**
- ✓ **Buy-2-Let Opportunity**
- ✓ **EPC Rating - 'E'**



Description

Nestled within a strong and established residential setting, this three-bedroom semi-detached home offers an excellent opportunity for buyers seeking a property with potential and charm. Conveniently located near the vibrant Bispham Road, the area boasts an array of amenities catering to every need, from shops and cafes to essential services, all within easy reach.

The property is being sold with no onward sales chain delay and full vacant possession, making it an ideal choice for those looking to move quickly and without complications. Having been rented for several years, the house now requires a minor program of improvement, offering an exciting chance for the incoming buyer to transform it into a fine home tailored to their personal taste.

This versatile property will appeal to a variety of buyers. For first-time buyers, it presents the perfect canvas to place their own stamp on their first home. For buy-to-let investors, it offers a fantastic rental opportunity with an estimated monthly income in the region of £900, once the necessary updates are completed. Additionally, it provides an excellent option for those looking to downsize without compromising on space or character.

The property briefly comprises an enclosed front storm porch leading into an inviting entrance hallway. On the ground floor, you will find a front reception room, a rear dining/sitting room, and a fitted kitchen with a useful under-stairs pantry. A ground-floor bathroom and separate cloak/WC complete this level. Upstairs, the split-level landing leads to three generously sized bedrooms, with the front and middle bedrooms benefiting from fitted wardrobes.

Externally, the front features a hardstanding driveway for off-road parking, while a side passageway provides access to the rear. The rear garden is an enclosed, tiled, hardstanding courtyard, offering low-maintenance outdoor space to enjoy.

This property is very realistically priced, and with its potential and sought-after location, we anticipate strong interest. Don't miss out on this fantastic opportunity; call us today on 01704 564163 to arrange your viewing and take the first step toward making this house your home.

Location

Head north on Lord Street and take the third exit at the fire station roundabout into Manchester Road. Continue along Manchester Road and through the traffic lights into Roe Lane. At the next set of traffic lights, turn right into Norwood Avenue. Take the fourth turn left into Bispham Road and then the second right into Wennington Road. Take the third turn on the right into Pitt Street. Travel along Pitt Street where the property will be easily identified by a Bailey Estates 'For Sale' board on the right hand side opposite to the junction with Palmerston Road.



Ground Floor

Storm Porch - 3' 4" x 2' 11" (1.05m x 0.9m)

Entrance Hallway - 11' 2" x 3' 4" (3.41m x 1.05m)

Front Reception Lounge - 12' 11" x 11' 0" (3.95m x 3.36m)

Dining Room - 11' 8" x 11' 5" (3.56m x 3.5m)

Kitchen - 10' 5" x 7' 10" (3.2m x 2.4m)

Family Bathroom - 8' 0" x 7' 0" (2.44m x 2.15m)

Separate Cloak/WC - 4' 5" x 2' 9" (1.36m x 0.85m)



First Floor

1st Floor Landing - 11' 5" x 5' 4" (3.5m x 1.65m)

Front Bedroom 1 - 14' 2" x 10' 5" (4.34m x 3.2m)

Middle Bedroom 2 - 11' 5" x 9' 1" (3.5m x 2.77m)

Rear Bedroom 3 - 10' 4" x 7' 11" (3.15m x 2.42m)



Floorplans



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.

Made with Metreplan 12/22

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - B
Local Authority - Sefton Council

Tenure: TBC

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of

any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.