

Wainwright
&
Edwards

TO LET
01772 814863



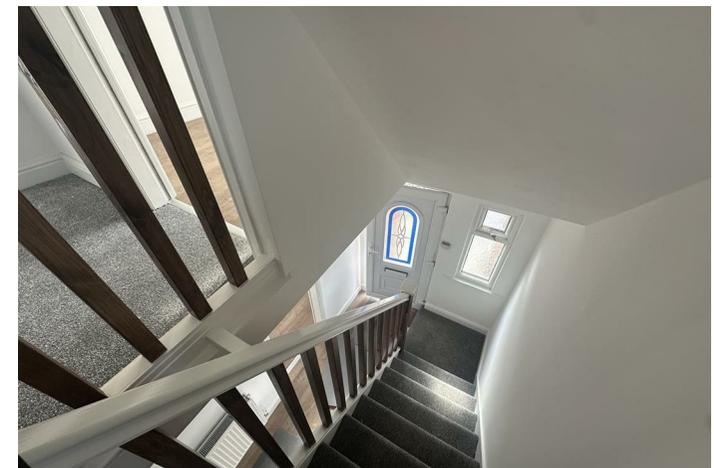
£1,400 Per Calendar Month

61 The Causeway, Southport, PR9 8JA



PROPERTY SUMMARY

A spacious semi detached house in popular cul de sac location close to local schools, amenities and bus routes. The accommodation which is in its final stages of a complete refurbishment comprises reception hall, lounge, open plan dining kitchen, home office, wc and shower room. To the first floor there are three bedrooms, bathroom and separate wc, The property benefits from gas central heating double glazing, large front garden providing off street parking for several vehicles and private rear garden. Available immediately for six months only.







THREE BEDROOM SEMI DETACHED HOUSE.
TOTAL FLOOR AREA: 1372 sq ft. (127.5 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or any discrepancy. 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 operability or efficiency can be given.
Made with Hectagor 12/2016

LOCAL AUTHORITY

Sefton

TENURE

COUNCIL TAX BAND

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.