



Asking Price £169,950

Offered to the market with no onward chain, this spacious two-bedroom mid-terrace home in Southway presents a fantastic opportunity for buyers looking to modernise and create a home to their own specification. The accommodation comprises a generously proportioned lounge, a spacious kitchen/diner to the rear, and two double bedrooms upstairs along with a well-sized bathroom. While the property does require updating throughout, it benefits from uPVC double glazing and gas central heating, providing a solid base for further improvement. One of the standout features of this property is the good-sized, south-westerly facing rear garden, which enjoys plenty of sun throughout the afternoon and into the evening—ideal for outdoor entertaining or future landscaping. The home is well located in a popular and established residential area, close to local shops, schools, and public transport links, making it particularly appealing to first-time buyers or investors seeking a refurbishment opportunity.

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Established 2008

 01752 206040

 sales@novahomes.co.uk

 www.novahomes.co.uk

Southway Drive, Southway, PL6 6QG

Ground Floor

Entrance

Entry is via a uPVC half glazed entrance door opening into the entrance hall.

Entrance Hall

With obscure double-glazed window to the front, radiator, stairs rising to the first-floor landing.

Lounge

5.46m max x 3.23m (17` 10" max x 10` 7")

With bay window to the rear and double-glazed window to the front, coal effect living flame fire set within a tiled surround, two radiators.

Kitchen/Dining Room

4.87m x 4.17m (15` 11" x 13` 8")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, freezer, washing machine and cooker, double glazed windows to the front and rear, understairs storage cupboard, radiator, uPVC half glazed door opening to the garden.

First Floor

Landing

With double glazed window to the rear, access to the loft space with retracting ladder.

Bedroom 1

4.87m x 3.23m (15` 11" x 10` 7")

A good-sized double bedroom with double glazed windows to the front and rear, radiator.

Bedroom 2

3.15m x 3.04m (10` 4" x 9` 11")

A second double bedroom with double glazed window to the front, radiator, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water.

Bathroom

Fitted with a three-piece suite comprising panelled bath with separate shower above, vanity wash hand basin with cupboard storage below, low-level WC, tiled surround, radiator/towel rail, extractor fan, obscure double-glazed window to the rear.

Outside

Front

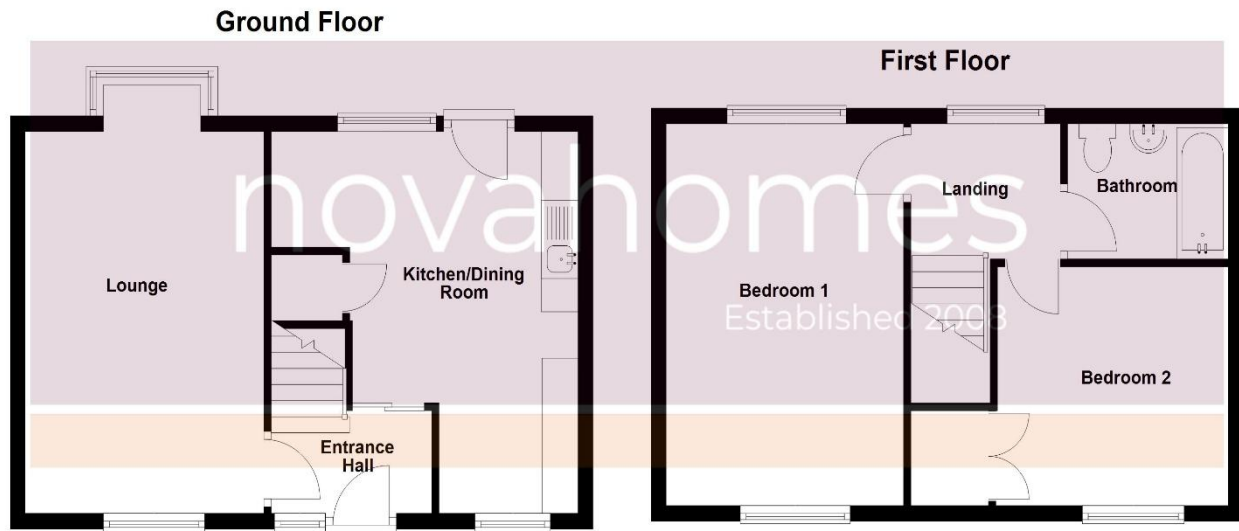
The front of the property is approached via a public walkway from the roadside, leading to a private front garden with gravelled and flower borders, coal bunker and a pathway to the main entrance.

Rear

The rear opens to a west facing garden measuring **14.64m (48`) x 7.68m (25` 2")** and comprising paved and lawned areas with flower borders and all enclosed by wall and fencing.







Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

