



Part Street, Southport PR8 1HX

- 🏠 Semi Detached House
- 🏠 Three Bedrooms
- 🏠 Two Reception Rooms

- 🏠 Modern Fitted Kitchen
- 🏠 Courtyard Garden
- 🏠 Off Road Parking

Early inspection is recommended of this well presented traditional semi-detached house of character, located within a moment's walk from Southport's town centre.

The well planned accommodation is gas centrally heated and double glazed throughout, briefly comprising: Hall, Living Room, Dining Room, Kitchen with Utility off, three Bedrooms, Bathroom and separate WC. Outside, the front is block paved to provide multi vehicle off road parking and there is a timber decked and shale laid courtyard style garden to the rear.

The property is located between the junctions of Eastbank Street and Portland Street.

Price: £189,950 Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



GROUND FLOOR:



HALL upvc double glazed entrance door to front, upvc double glazed bay window to front, picture rail, panelled walls, coving to ceiling, staircase to first floor landing.

LIVING ROOM 15' 4" x 12' 4" (4.67m x 3.76m) upvc double glazed bay window to front, open fire set in tiled surround, picture rail, coving to ceiling.

DINING ROOM 14' 11" x 11' 4" (4.55m x 3.45m) two upvc double glazed windows to rear, gas fire set in tiled surround, picture rail, coving to ceiling, upvc double glazed door to garden.

KITCHEN 13' 3" max x 8' 7" (4.04m x 2.62m) fitted with a matching range of base and eye level cupboards, round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, plumbed for dishwasher, built-in electric double oven, built-in four ring gas hob, upvc double glazed window to rear, upvc double glazed window to side, upvc double glazed side door to garden, door to Utility.

UTILITY 5' 5" x 4' 4" max (1.65m x 1.32m) plumbing for washing machine, upvc obscure double glazed window to side.

FIRST FLOOR:

LANDING upvc double glazed window to side, picture rail.

BEDROOM 1 15' 4" into bay x 11' 11" (4.67m x 3.63m) upvc double glazed bay window to front, fitted bedroom suite with a range of wardrobes and overhead storage cupboards, matching dressing table and drawers, picture rail with ceiling fan.

BEDROOM 2 12' 10" x 11' 5" (3.91m x 3.48m) upvc double glazed window to rear, built-in wardrobes with full-length mirrored doors, picture rail, coving to ceiling.



BEDROOM 3 8' x 8' (2.44m x 2.44m) upvc double glazed window to front, picture rail.

BATHROOM 8' 5" x 6' 6" (2.57m x 1.98m) fitted with two piece suite comprising corner bath with separate shower over and pedestal wash hand basin, full height ceramic tiling to all walls, upvc obscure double glazed window to rear, built-in boiler cupboard, housing gas combination boiler (2016 installed with 10 year warranty).

WC upvc obscure double glazed window to side, fitted with low-level wc.



OUTSIDE: The front is block paved to provide multi vehicle off road parking with double gates giving access to a timber decked and shale laid courtyard style garden to the rear with brick built stores and timber garden shed.

Council Tax Banding: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

Tenure: The vendor has verbally advised us that the tenure is Freehold. This information is yet to be formally verified.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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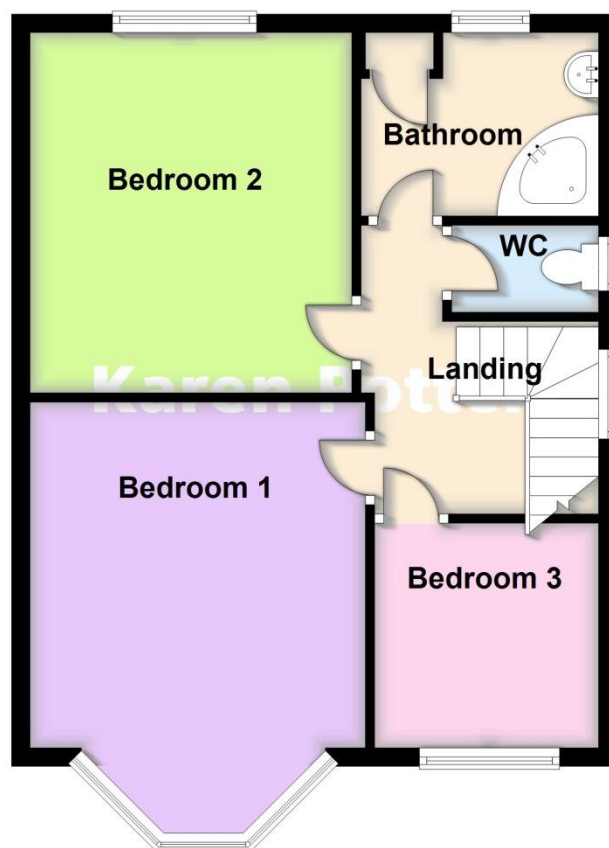
Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 101.9 sq. metres (1096.4 sq. feet)

