



Sefton Street, Southport PR8 6SG

-  **Semi-Detached House**
-  **Doors Together Style**
-  **Three Bedrooms**
-  **Two Reception Rooms**
-  **Garden Room**
-  **Off Road Parking & Garden**

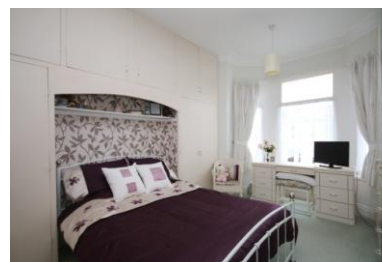
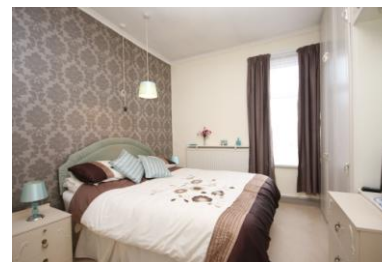
A traditional bay fronted semi-detached house of the "front doors together" type located in a popular area and of which an early inspection is strongly recommended.

The property offers well proportioned accommodation briefly comprising Porch, Hall, Front Living Room, rear Dining Room, Kitchen, Garden Room and WC to the ground floor with three Bedrooms and modern Shower Room to the first floor. Gas central heating and upvc double glazing are installed. The front provides off road parking whilst the rear garden is arranged with patio, lawn and ornamental pond.

The property is positioned on Sefton Street between the junctions of Arbour Street and Scarisbrick New Road which leads towards the town centre. Local primary and secondary schools are readily accessible.

Price: £149,950 Subject to Contract

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



GROUND FLOOR:

PORCH Upvc double glazed entrance door to front, panelled glazed entrance door to Hall.

HALL Doors to Living room and Dining Room, staircase to first floor landing.

LIVING ROOM 14' 9" x 12' 2" (4.5m x 3.71m) Upvc double glazed bay window to front, twin secondary glazed leaded light windows to side, electric fire set in marble style surround, coving to ceiling.



DINING ROOM 12' 10" x 12' 3" (3.91m x 3.73m) Upvc double glazed window to rear, two triple glazed leaded light windows to side, opening to Kitchen, built in under stairs storage cupboard.

KITCHEN 9' 9" x 8' 3" (2.97m x 2.51m) Fitted with a matching range of base and eye level cupboards with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, space for freezer, fridge/freezer and cooker, upvc double glazed window to side, door to Garden Room.

GARDEN ROOM 11' 11" x 8' 8" (3.63m x 2.64m) Two hardwood double glazed windows to side, tiled flooring, plumbing for washing machine, upvc double glazed twin doors to garden, folding door to WC.

WC Fitted with two piece white suite comprising, corner wash hand basin and close coupled wc.

FIRST FLOOR:

LANDING Skylight

BEDROOM 1 14' 6" into bay x 10' 2" (4.42m x 3.1m) Upvc double glazed bay window to front, fitted bedroom suite with a range of wardrobes, coving to ceiling.

BEDROOM 2 12' 3" x 10' 2" (3.73m x 3.1m) Upvc double glazed window to rear, fitted bedroom suite with a range of wardrobes, coving to ceiling.



BEDROOM 3 8' 10" x 5' 4" (2.69m x 1.63m) Upvc double glazed window to front.



SHOWER ROOM 9' 9" x 8' 1" (2.97m x 2.46m) Fitted with three piece modern white suite comprising pedestal wash hand basin, low level wc, shower enclosure with fitted shower above and matching shower base, upvc obscure double glazed window to rear, built-in boiler cupboard housing wall mounted gas combination boiler.

OUTSIDE: The frontage is accessed via twin wrought iron gates and provides car parking for several vehicles. The rear garden has a paved patio, lawn, borders stocked with established plants and shrubs, ornamental pond and waterfall.

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

Tenure: 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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FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY. Details prepared 14/03/2018