



Linaker Street, Southport, PR8



3



1



2

£230,000

- Impressive Sized Back Garden
- Driveway for 2 Cars
- Perfect Family Home
- Spacious Lounge with Bay Window
- Close to Town Centre
- Utility & Outside Toilet
- Freehold
- EPC rating D



Northwood would like to welcome you to this charming 3-bedroom semi-detached home, nestled in close proximity to Southport Town Centre with off road parking for 2 cars. This is a perfect family home with a substantial sized garden.

This charming property retains original character & features and is superbly situated for easy access into Southport Town Centre and the many amenities and transport links that are on offer.

Internally, the property briefly comprises of; entrance hall, lounge, dining room, kitchen to the ground floor, and to the first floor is a split level landing, 2 double bedrooms and 1 single bedroom and a three-piece family bathroom.

Externally, to the front aspect in a paved driveway providing off-street parking for 2 cars, to the rear is a patio area which then leads onto an impressively sized garden. Attached to the back of the house is a utility room with light and power supply and a separate WC with sink.



Entrance Hallway 0.00m x 0.00m (0'0" x 0'0")

A bright entrance hall welcomes you into the property, laid with wooden flooring which continues through both reception rooms.

Lounge 3.66m x 3.61m (12'0" x 11'10")

Spacious lounge with bay window to the front aspect. Featuring the original period ceiling with wonderful coving.

Dining Room 3.84m x 3.64m (12'7" x 11'11")

Versatile reception room which can either be used as a dining room or second lounge. Features a window to the rear aspect and an inner hall through to the kitchen.

Kitchen 3.79m x 2.33m (12'5" x 7'7")

Modern, shaker style kitchen with a range of wood finish cabinets, incorporating; stainless steel sink drainer unit, single electric oven with gas hob above and integrated dishwasher and plumbing for a washing machine.

Features one window to the side aspect and an external door opening into the garden.

Versatile reception room which can either be used as a dining room or second lounge. Features a window to the rear aspect and an inner hall through to the kitchen.

Utility Room 2.50m x 2.04m (8'2" x 6'8")

Located at the back of the property with access via the garden, this room has power source and space for storage with obscured window and secure external door.

First Floor Landing

Split-level landing with access to all first floor rooms and sky light above.

Bedroom 1 3.64m x 4.85m (11'11" x 15'11")

Well-sized double bedroom with two windows to the front aspect.

Bedroom 2 3.78m x 2.37m (12'5" x 7'10")

Double bedroom with window to the rear aspect.

Bedroom 3 3.12m x 1.97m (10'2" x 6'6")

Single bedroom with window to the rear aspect.

Bathroom 3.04m x 1.55m (10'0" x 5'1")

Three-piece family bathroom, comprising of; panelled bath with electric shower over, pedestal sink unit and WC.

Features fully tiled walls and floor and an obscured window to the side aspect. There is also a store cupboard.

External

To the front aspect is a paved driveway, providing off-street parking for multiple vehicles.

To the rear is a well-maintained garden with A patio area that leads onto an impressive sized lawn and an outside toilet, ideal for hosting barbeques!

DISCLAIMER

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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