



Linaker Street, Southport, PR8  3  1  2

**£220,000**

- Beautifully Finished & Decorated
- Open plan Living/Dining
- Modern Kitchen
- Cosy Snug
- Three Bedrooms
- Utility/Shed
- Leasehold
- EPC rating TBC





Northwood are delighted to offer for sale this beautifully presented, three-bedroom, semi-detached home which has been upgraded to a high standard throughout by current owners. Located within excellent walking distance to Southport Town centre and is move in ready!

Situated on the corner of Linaker Street and Banastre Road the property is in walking distance to southport town centre and it's host of local shops, bars, and transport links.

This property has been beautifully renovated and decorated throughout and styled with a contemporary feel. The open plan living/diner with bi-folding doors is perfect for those summer days and fills the whole house with amples of natural light.

In brief the property comprises of; entrance porch, snug, open plan living and dining room and kitchen to the ground floor. To the first floor are; two double bedrooms, one single bedroom and a family bathroom. Externally the property features a fully landscaped garden with high shrubs and fences to create for a very private feel.

## Entrance Hall

Part glazed composite front door entering. Doors leading to snug and main living area.

## Snug 3.99m x 2.63m (13'1" x 8'7")

Window to front aspect. Cosy snug, beautifully finished with carpeted floor, feature timber wall and ceiling spotlights.

## Living/ Dining Room 5.82m x 5.92m (19'1" x 19'5")

Bright and spacious living room with window to the front aspect and bi-folding doors allowing for popular inside/outside living. It also benefits from a modern media wall with contemporary styling and benefiting from ceiling spotlights, laminate flooring and wall mounted air conditioning unit.

## Kitchen 4.02m x 1.99m (13'2" x 6'6")

The modern kitchen is a fantastic feature of this property and has excellent storage provided by wall, base and floor to ceiling cabinets. Range of integrated appliances include under cabinet fridge, separate wine fridge, microwave, electric oven/grill, induction hob and extractor fan over. Frosted glass UPVC door on side aspect leading to rear outdoor space, shed and utility area.

## Stairs and Landing

1/4 turn staircase leading to first floor landing with doors leading to three bedrooms and bathroom.

## Bedroom 1 4.85m x 3.50m (15'11" x 11'6")

Windows to front and side aspects. Large, fitted wardrobe with ample space for further bedroom furniture. Beautifully decorated with feature panelling, wall lighting and carpet.

## Bedroom 2 3.62m x 2.80m (11'11" x 9'2")

Window to front aspect. Large, fitted wardrobe and beautifully finished with feature panelling and carpet.

## Bedroom 3 2.98m x 1.80m (9'10" x 5'11")

Window to side aspect. Single bedroom currently being used as nursery with carpet, ceiling spotlights and panelling.

## Family Bathroom 2.62m x 1.47m (8'7" x 4'10")

A recently refurbished and decorated modern bathroom comprises of walk-in glass enclosure, pedestal sink unit and WC. Features also include fully tiled walls, matching tiled floor, towel radiator, large vanity mirror and wall mounted storage cupboards. Frosted UPVC window to the side aspect.

## Terrace 6.06m x 2.06m (19'11" x 6'10")

Leading out from the kitchen is a terrace and pantry area which has been fully decked and covered in order to utilize throughout the year. There is plumbing for a washer/dryer and outdoor lighting.

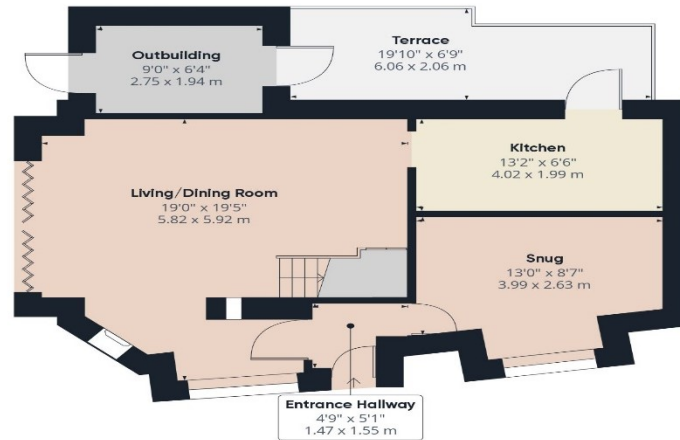
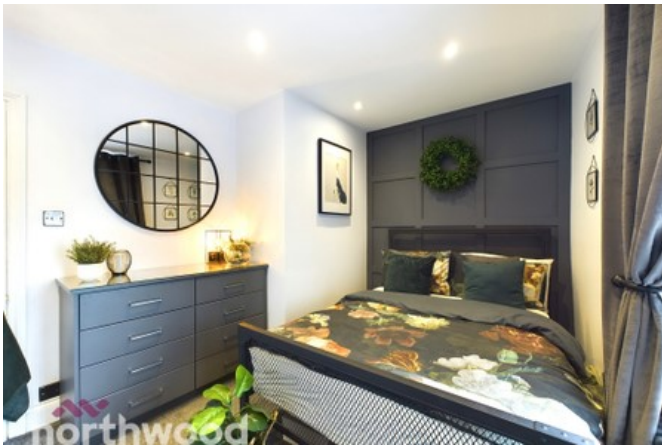
## External

Externally the property features a fully landscaped garden with high shrubs and fences to create for a very private feel. Paved patio area and pergola area allowing for fantastic entertaining space. A door leads through to rear shed which features electric power, access to cellar and further through door to additional rear terrace and pantry space.

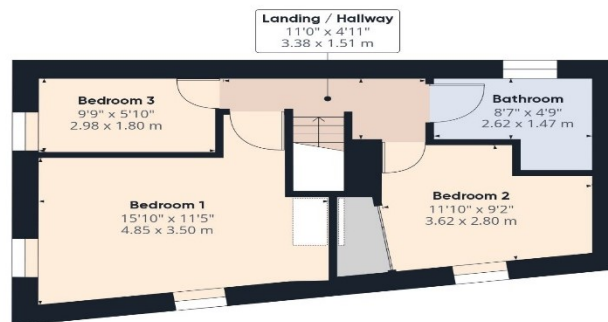
## Disclaimer

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.

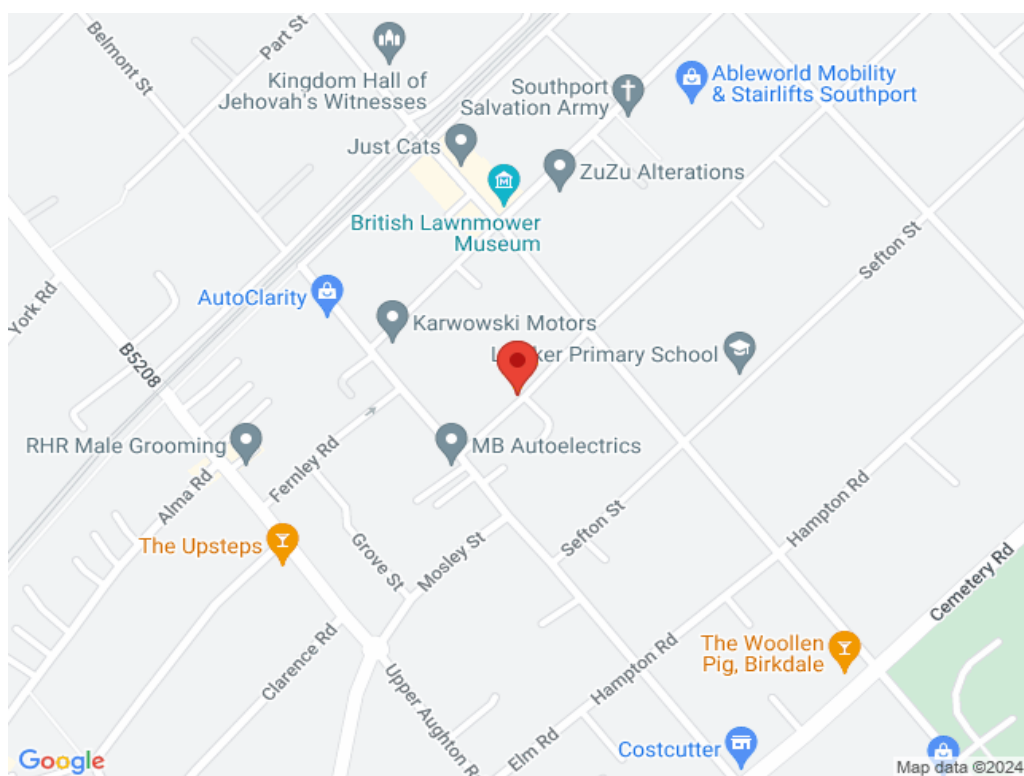




Floor 0



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