



Virginia Street, Southport, PR8



£290,000

- No Upward Chain
- Excellent Central Location
- Beautifully Finished
- Seperate Living & Dining Room
- Family Kitchen/Living Area
- Four Double Bedrooms
- Freehold
- EPC rating TBC



NO UPWARD CHAIN! Northwood are proud to bring to market a beautifully decorated Victorian style, semi detached property. Located a short walk from Southport Town Centre this house would make an excellent family home and is ready to move straight in!

This property retains its original character features and appeal and is perfectly balanced with a modern contemporary feel throughout. An extensive garden and open plan kitchen-diner makes this a perfect place for family gatherings and entertaining.

The property is spread over three levels and briefly comprises on the ground floor of an entrance hall, living room, dining room and a full open family kitchen/living area. Upstairs there is two excellent sized double bedrooms, a master bedroom featuring an en-suite, and a modern four piece family bathroom.

The second floor has had a full loft conversion and creates an excellent fourth bedroom, spanning the length of the property and benefiting from a large built in wardrobe/storage space.

Externally the front offers ample parking provided by a block paved driveway and is made private with large iron gates and high fences. The rear is long and open with a decked seating area leading from the kitchen; creating an excellent inside/outside alfresco dining space.



Porch & Entrance Hall

Part glazed composite door and further part glazed wooden door entering in. This room has beautiful original features such as traditional coving and ornate ceiling roses.

Living Room 3.60m x 3.92m (11'10" x 12'11")

A large, modern sash bay window to the front aspect, further traditional features include high ceilings, ceiling rose and coving. As a beautiful contrast from the traditional features, this room also has a large statement, modern fireplace.

Dining Room 3.58m x 3.80m (11'8" x 12'6")

Dual aspect windows to both rear and side aspects allowing amplitudes of natural light. A large gas fire is set in a beautiful mantle and surround. Door leads to the open plan family kitchen/living space.

Kitchen Seating Area 3.40m x 3.72m (11'2" x 12'2")

Windows to side aspects and an orangery ceiling creating for a very bright space, this steps down in the fantastic kitchen/dining space.

Family Kitchen/ Living Room 4.93m x 4.96m (16'2" x 16'4")

This impressive kitchen/living area is ideal for families and will certainly be the hub of the home. An orangery style ceiling is over the living and dining areas flooding the space with light. The kitchen is modern and has a full range of integrated appliances including a coffee machine, microwave, range style cooker, extractor, dishwasher, and wine fridge. The central island houses further appliances such as tumble dryer and washing machine. Wooden flooring, ceiling spotlights and patio doors opening onto a rear decked patio.

Cloakroom & WC

A modern WC with pedestal sink and ladder towel radiator.

Stairs & Landing

The split-level landing has beautiful curving balustrades and doors leading to all rooms.

Bedroom 1 3.63m x 3.82m (11'11" x 12'6")

Two modern sash windows to the front aspect. This room features a generously sized walk-in wardrobe and an en-suite.

En-Suite

A beautiful en-suite briefly comprises of a washbasin in large vanity unit, WC, and shower cubicle. Full tiled walls, tiled floor and ceiling spotlights.

Bedroom 2 3.61m x 3.29m (11'10" x 10'10")

Currently used as a dressing room, this room has a full range of built in wardrobes and cabinets but would easily fit a double bed.

Bedroom 3 2.71m x 4.86m (8'11" x 15'11")

Windows to rear aspect. Generous sized double bedroom and space for bedroom furniture.

Bathroom 3.39m x 1.51m (11'1" x 5'0")

A tastefully decorated and well-presented bathroom is fully tiled and has a WC, sink in vanity unit, shower cubicle and a separate corner bathtub.

Loft Room/ Bedroom 4 3.39m x 1.51m (11'1" x 5'0")

A full staircase from the landing leads into a large bedroom with a window to the rear aspect and a large built-in wardrobe/ storage cupboard.

External 0.00m x 0.00m (0'0" x 0'0")

Externally the front offers ample parking provided by a block paved driveway and is made private with large iron gates and high fences. The rear is long and open with a decked seating area leading from the kitchen, creating an excellent inside/outside alfresco dining space.

Disclaimer 0.00m x 0.00m (0'0" x 0'0")

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



Floor 1



Floor 3

Approximate total area⁽¹⁾

1736.99 ft²

161.37 m²

Reduced headroom

14.24 ft²

1.32 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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