



Walnut Street, Southport, PR8



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**£285,000**

- Substantial Semi-Detached
- Beautifully Presented
- Living Room
- Open Plan Living/Kitchen/Diner
- Three Bedrooms
- Cloakroom & Family Bathroom
- Freehold
- EPC rating C



Northwood are delighted to bring to market a substantial 3-bedroom, Semi- Detached property. Finished to the highest of standards throughout the accommodation has been fully renovated with it including a full range of new features all whilst in keeping the original 1900s charm. Situated on one of the most sought-after residential roads and within walking distance to the Town Centre itself, this property is not one to be missed.

Internally, the ground floor briefly comprises an inviting galleried hallway, bay fronted living room, downstairs cloakroom/ WC and sitting room which opens into an impressive and modern kitchen/diner. To the first floor there is a split-level landing area, large master bedroom with dual aspect windows, two further bedrooms and modern family bathroom.

Externally the front has been fully blocked paved, not only creating fantastic parking but also creating excellent curb appeal. Large double gates create side access to the rear garden. The rear is of a generous size and finished with a large, paved patio and lawn. Hedges and shrubs in borders create a naturally private feel.



## Entrance Hall

On entering the property, you are immediately presented with an inviting galleried entrance hall with an original style stained glass front door leading from the entrance porch.

## Living Room 3.73m x 3.79m (12'2" x 12'5")

A front living room has high ceilings and a large bay window. Log burner fire is set into an alcove within the chimney breast wall and creates a fantastic feature.

## Family/Sitting Room 4.05m x 8.43m (13'4" x 27'8")

Window to side aspect. Gas fire set into an attractive cast iron surround with a wooden mantle piece. Stylish vertical radiator. Open into kitchen and creating a fantastic family space.

## Kitchen 4.05m x 8.43m (13'4" x 27'8")

The generous sized kitchen is finished with a range of modern stylish grey cabinets and attractive black countertops. Full range of integrated appliances include dishwasher, washing machine, tumble dryer and fridge freezer. A range cooker is built into an alcove complimenting the kitchen. Sliding doors run the width of the kitchen opening the space into the rear garden.

## Cloakroom/ WC

WC and vanity sink basin with storage underneath. Door accessing understairs storage.

## Landing

A split-level landing gives access into all rooms and made naturally bright via an impressive sky light ceiling.

## Bedroom One 5.01m x 3.91m (16'5" x 12'10")

An impressive master bedroom runs the full width of the front of the property and has twin windows to the front aspect.

## Bedroom Two 3.1m x 3.76m (10'2" x 12'4")

Window to rear aspect. Generous sized bedroom with space for a range of bedroom furniture.

## Bedroom Three 3m x 2.65m (9'10" x 8'8")

Window to rear aspect. Generously sized and finished with laminate flooring.

## Family Bathroom 2.08m x 1.77m (6'10" x 5'10")

Window to side aspect. Three-piece bathroom suite comprising of a WC, pedestal sink and bath with shower over and glass screen. Floor to ceiling fitted storage cupboard.

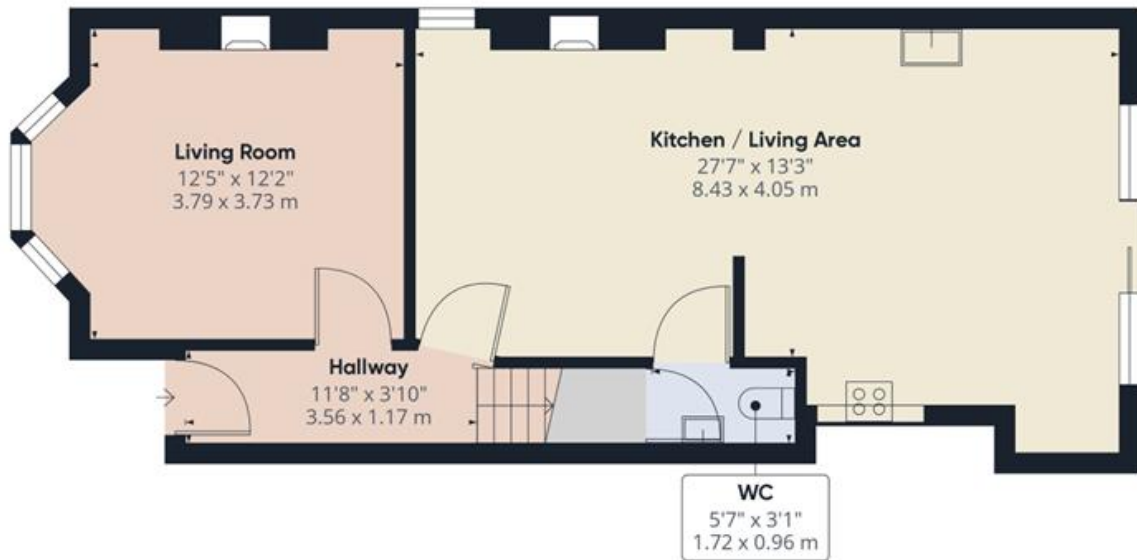
## External

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) 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.

## Disclaimer

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Floor 0



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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