



Hart Street, Southport, PR8



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**£219,950**

- Beautifully Presented
- 'Doors Together' Style
- Fantastic Family Property
- Living & Dining Room
- Modern Kitchen & Bathroom
- 3 Bedrooms
- Freehold
- EPC rating E



Northwood are delighted to bring to market a beautiful and truly turnkey ready, 3-bedroom family property. Decorated to the highest of standards throughout and located in a convenient central location, this property is not one to be missed.

This traditional, doors together property has a fantastic range of period and modern features and internal inspection is a must to appreciate the beautiful home. The ground floor comprises an Enclosed Vestibule porch, Hall, through Lounge/Dining Room (formerly two separate rooms and readily reinstated if required) and modern Kitchen. To the first floor there is a feature bathroom, three Bedrooms with the master featuring a freestanding roll top bath.

Externally there are well maintained gardens to both the front and rear, providing an excellent place to relax and unwind. The front is fully graveled allowing excellent parking with wrought iron gates creating an extra private feel. The rear is finished with an attractive patio area straight from the dining room, this leads into a beautiful lawn area with beautiful flower beds bordering. Located on Hart Street, the property is centrally located for Southport Town Centre and all associated amenities.



## Vestibule & Entrance Hall

Enclosed vestibule porch with UPVC door and entering straight through to a galleried hallway.

## Dining Room 3.63m x 3.62m (11'11" x 11'11")

Bay window to the front aspect and allowing an ample of natural light to flood through the living space. Beautiful cast iron fireplace set into an ornate mantel piece.

## Living Room 3.6m x 3.97m (11'10" x 13'0")

Oak double opening into the dining room and creating a partition between the 2 rooms whilst also creating the ability to keep open and have a fully family space. Log burner fire set into an alcove with traditional cast iron mantle piece. French doors leading to rear garden.

## Kitchen 2.55m x 5.66m (8'5" x 18'7")

A well-presented country style kitchen is finished with a range of cabinets and contrasting oak effect countertops. Space and plumbing for all appliances and a range cooker creating a fantastic feature.

## Landing

A split-level landing with doors leading to all rooms.

## Bedroom One 3.66m x 5.06m (12'0" x 16'7")

Twin windows to the front aspect and creating a dual aspect. Beautifully decorated and featuring a freestanding roll top bath, a fantastic decorative feature.

## Bedroom Two 3.62m x 3.22m (11'11" x 10'7")

Window to rear aspect. Beautifully presented and tastefully decorated double bedroom.

## Bedroom Three 2.67m x 3.26m (8'10" x 10'8")

Window to rear aspect. Beautifully presented third bedroom with built in wardrobe storage.

## External

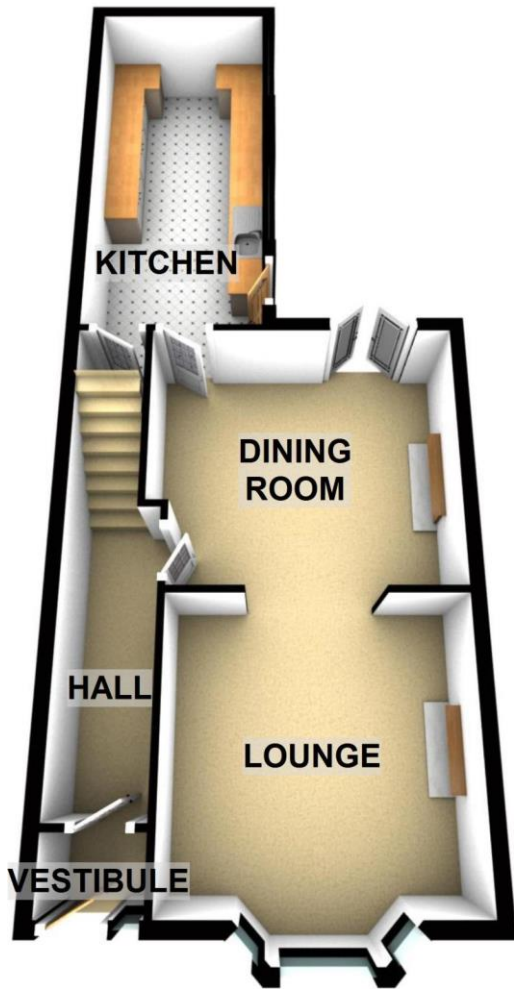
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## Disclaimer

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. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information 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.

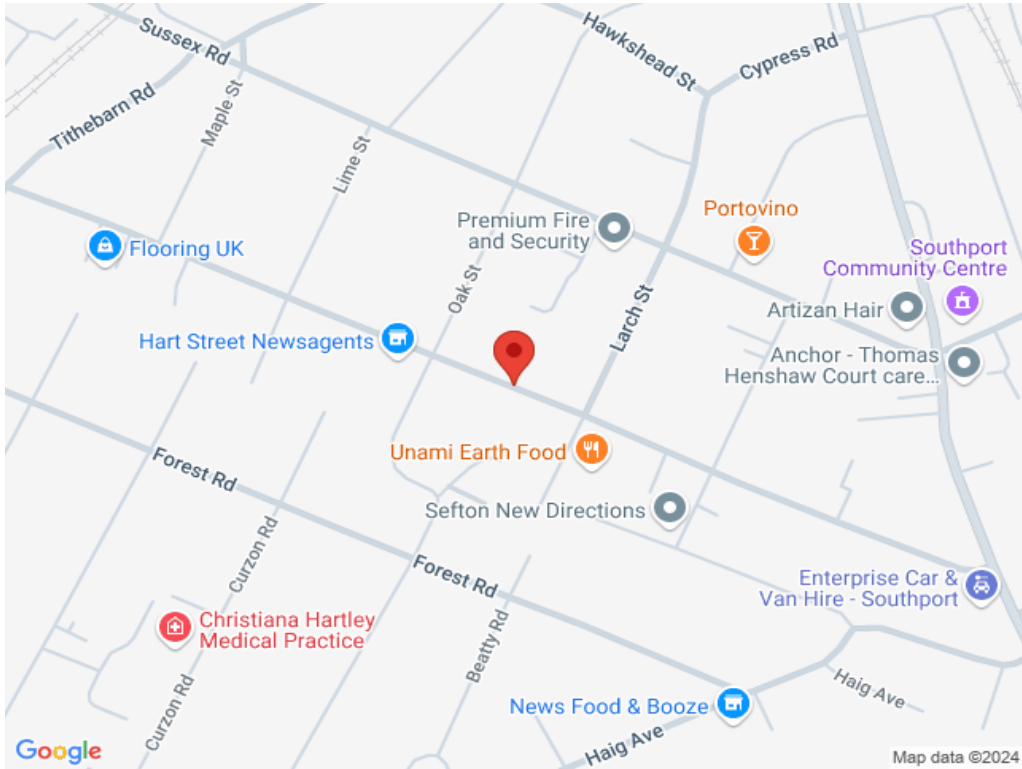


## GROUND FLOOR



## FIRST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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