



Bridge Street, Southport, PR8



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**£156,000**

- NO ONWARD CHAIN
- EXCELLENT POTENTIAL
- Open Plan Living/Dining
- Three Bedrooms
- Front & Rear Gardens
- Town Centre Location
- Freehold
- EPC rating TBC



Presenting a semi-detached house for sale with NO ONWARD CHAIN, that offers a wealth of potential for first-time buyers or investors alike. Despite needing renovation, this property's allure lies in its inherent charm and prime location.

The house briefly consists of an open plan reception room and three bedrooms, promising ample space for a growing family. Entering the property via a vestibule porch and into a entrance hall which is open to the main living space. A open plan living/dining area with a little imagination, could be transformed into a stunning living area perfect for relaxation or entertainment. Adjacent to the reception room, you will find the kitchen which is a generous size and offers ample opportunity to create a fantastic space tailored to your personal taste and needs. The first floor consists of three bedrooms, promising ample space for a growing family or for use as guest rooms or a home office. The property also comprises a single bathroom on the ground floor and an additional WC on the first floor, which, though requiring refurbishment offers a blank canvas to create your ideal bathroom space.

Externally the property benefits from a private garden, which is a perfect outdoor space for entertaining or simply enjoying a sunny day. Parking is available by a driveway at the side of the property adding to the convenience. Situated in a highly sought-after town Centre location, the property is within close proximity to all local amenities and public transport links, making everyday tasks and commuting a breeze.



## Porch & Entrance Hall

Entering a vestibule porch which provides access to the main entrance hall. The entrance hall is open into the main living space creating a spacious feel as soon as you step in.

## Living/Dining Room 3.7m x 8.2m (12'1" x 26'11")

An open plan living dining room is ideal for families and is made naturally bright and airy via a bay window to the front aspect, further window to the rear aspect and a stained-glass window to the side aspect.

## Kitchen 3.1m x 3.7m (10'2" x 12'1")

The kitchen is a generous size and currently consists of a range of fitted cabinets and a matching breakfast bar island. Window to the side aspect and access to understairs storage.

## Rear Porch

Door to downstairs bathroom and UPVC part glazed door to garden.

## Bathroom 3.1m x 2.7m (10'2" x 8'11")

A generous size bathroom has a window to the side aspect and briefly comprises a bath, pedestal sink, WC and large storage/ airing cupboard.

## Stairs & Landing

A split-level landing has an original style banister and doors to all rooms.

## Bedroom One 5.2m x 3.7m (17'1" x 12'1")

Twin windows to the front aspect. Fitted wardrobes.

## Bedroom Two 3.5m x 3.4m (11'6" x 11'2")

Window to the rear aspect.

## Bedroom Three 3m x 2.3m (9'10" x 7'6")

Window to the side aspect. Built in storage and sink in vanity unit.

## WC

Window to the side aspect and WC.

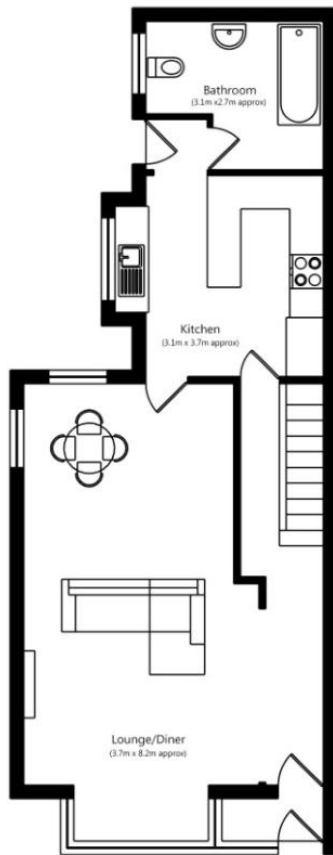
## External

Externally the property benefits from a private garden, which is a perfect outdoor space for entertaining or simply enjoying a sunny day. Parking is available by a driveway at the side of the property adding to the convenience.

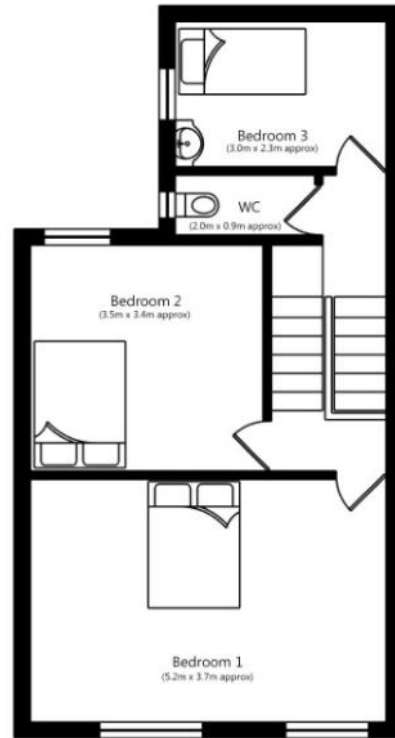
## Disclaimer

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.





Ground floor area: 62m² approx



First floor area: 47m² approx



**northwood**

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