



Shakespeare Street, Southport, PR8



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£190,000

- NO ONWARD CHAIN
- Semi-Detached Property
- Open Plan Living/Dining Room
- Kitchen/ Breakfast Room
- Three Bedrooms
- Modern Shower Room
- Freehold
- EPC rating D



Northwood are excited to bring to the market this fabulous three-bed semi detached property which is perfect for First Time Buyers or anyone looking for a Buy-to-Let investment in the popular area of Shakespeare Street. An ideal and convenient location being close to both Birkdale village and Southport Centre, and close to many general amenities.

This tastefully decorated property briefly comprises of a generous size lounge/dining room providing an excellent entertaining space for friends and family and made naturally bright via dual aspect windows. Leading from the main living area is a modern kitchen/ breakfast room which is ideal for families. To the first floor there is three bedrooms and a recently upgraded family shower room.

Externally the front exterior provides off road parking via a block paved driveway which runs the width of the property. The rear garden is surrounded by high paneled fencing which provides and an element of privacy and security within the garden.

Entrance & Porch

UPVC door entering an enclosed vestibule porch.

Living/Dining Room

Leading from the porch into the main reception room. An open plan living/ dining room is made naturally bright by a large bay window to the front aspect and twin, floor to ceiling windows to the side aspect.

Kitchen/ Breakfast

A fitted kitchen has a range of base and wall cabinets with contrasting countertops and a stainless-steel sink and drainer. Integrated appliances include height level double oven, 4 ring gas hob and extractor. Window to rear aspect and part glazed UPVC door to rear garden.

Stairs & Landing

Straight staircase to first floor, doors leading to all rooms.

Bedroom One

Window to the front aspect, range of fitted wardrobes.

Bedroom Two

Window to rear aspect. Double bedroom with space for freestanding furniture.

Bedroom Three

Window to side aspect. Still to a generous size with space for freestanding furniture.

Shower Room

A modern shower room comprises a wall mounted vanity sink, WC and walk in shower enclosure.

External

Externally the front exterior provides off road parking via a block paved driveway which runs the width of the property. The rear garden is surrounded by high paneled fencing which provides an element of privacy and security within the garden.

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.



Porch
4'2" x 2'0"
1.29 x 0.63 m

Open Plan Living/Dining Room
13'7" x 25'10"
4.14 x 7.89 m

Kitchen
13'1" x 10'5"
4.00 x 3.19 m

Floor 0

Landing
5'8" x 12'0"
1.73 x 3.68 m

Bedroom 1
13'7" x 11'4"
4.16 x 3.47 m

Bedroom 3
7'5" x 9'1"
2.27 x 2.79 m

Bedroom 2
7'4" x 11'5"
2.24 x 3.50 m

Bathroom
5'2" x 8'5"
1.59 x 2.59 m

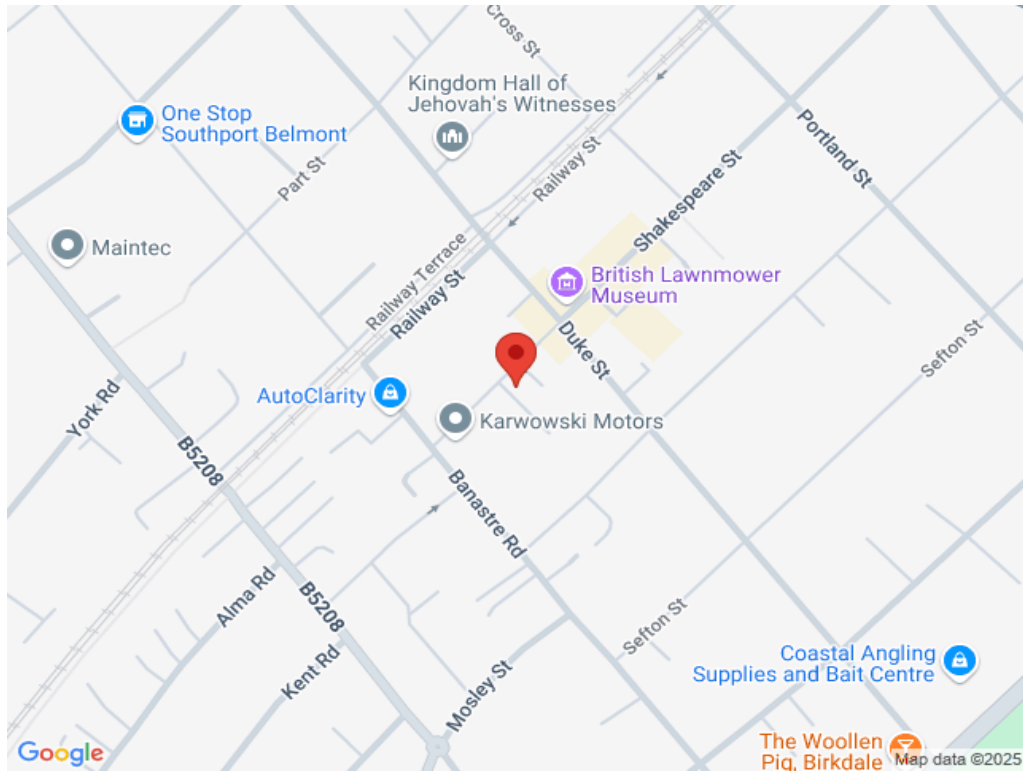
Floor 1

Approximate total area*
881.03 ft²
81.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		