



North Street, Southport, PR9



Offers in excess of £230,000

- NO ONWARD CHAIN
- Semi Detached Property
- Well Presented Throughout
- Convenient Central Location
- Open Plan Living Space
- 4 Bedrooms
- Freehold
- EPC rating B



Presenting for sale with no onward chain, a desirable semi-detached 4-bedroom property walking distance from the historic lord street and Southport town centre. This property is in good condition whilst still allowing buyers to add their own stamp. With its modern three-storey design, it is ideally suited to a variety of buyers.

The property features a contemporary kitchen fitted with a range of gloss cabinets and integrated appliances, offering a sleek and stylish space to prepare your meals. An open-plan reception room offers a generous living and dining area with access to a well-maintained garden. Ideal for entertaining guests or spending quality time with the family, it offers a perfect blend of indoor and outdoor living.

With four bedrooms, family bathroom and further shower room, this house is perfect for a growing family or for accommodating guests. The first, second, and third bedrooms are all double-sized. The third and fourth bedroom is located on the second floor providing extra privacy. The fourth bedroom is a single, featuring access to a balcony, ideal for enjoying a peaceful morning coffee or an evening read.

Externally to the front is a block paved driveway offering parking for multiple cars. The rear has a secluded paved patio and steps leading up to a generous lawn area and perfect for family entertaining.

This unique and modern semi-detached house is must-see. It offers the perfect balance of spacious living areas, modern interiors, and an excellent location. Arrange a viewing today and explore the potential this home has to offer.

Entrance Hall 3.09m x 0.93m (10'1" x 3'1")

Composite rock door leading to entrance hall, open to living area and with a staircase to the first floor.

Cloakroom 1.93m x 0.93m (6'4" x 3'1")

A Downstairs cloakroom has a window to the front aspect WC, sink in vanity unit and ladder radiator.

Open Plan Living/Dining 5.6m x 4.47m (18'5" x 14'8")

An open plan dining living area has large patio doors with side panels opening to the rear patio and garden.

Kitchen 2.92m x 2.4m (9'7" x 7'11")

The modern fitted kitchen is finished with a range of gloss cabinets with contrasting countertops. Intergrated appliances including fridge freezer slimline dishwasher, electric oven induction ceramic hob and extractor over.

Stairs & Landing

1/4 turn staircase leads to a middle landing area with access to 2 bedrooms and family bathroom.

Bedroom One 3.11m x 4.49m (10'2" x 14'8")

A double bedroom has windows to the rear aspect and freestanding wardrobe.

Bedroom Two 1.99m x 4.47m (6'6" x 14'8")

An L shaped double bedroom has twin windows to the front aspect.

Family Bathroom 1.75m x 2.17m (5'8" x 7'1")

The modern suite comprises a bath with shower over, sink in vanity unit and WC. Finished with fully tiled walls and tall ladder radiator. Window to side aspect.

Stairs & Landing

Access to 2 bedrooms and further shower room.

Bedroom Three 3.1m x 4.44m (10'2" x 14'7")

A further double bedroom with window to rear aspect.

Bedroom Four 1.99m x 1.12m (6'6" x 3'8")

Singe bedroom with patio doors to a front balcony terrace.

Shower Room 1.76m x 2.17m (5'10" x 7'1")

Similarly finished to the family bathroom, the suite comprises a corner shower, sink in vanity and WC.

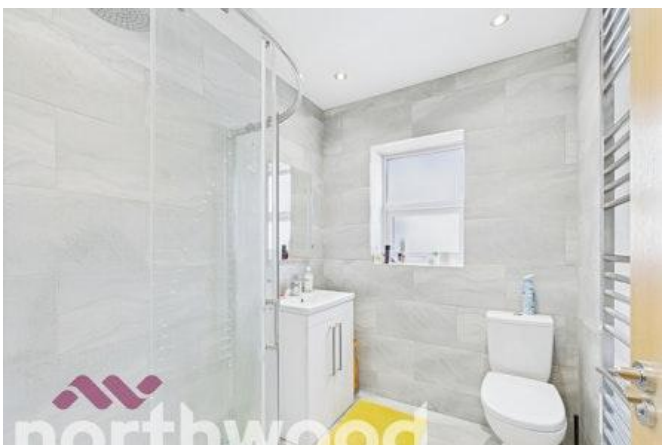
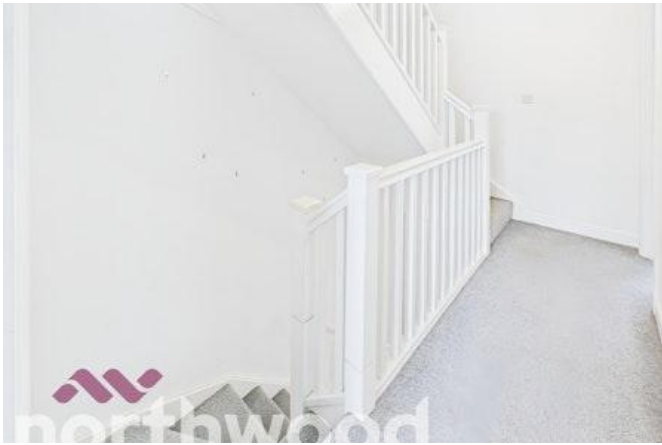
External

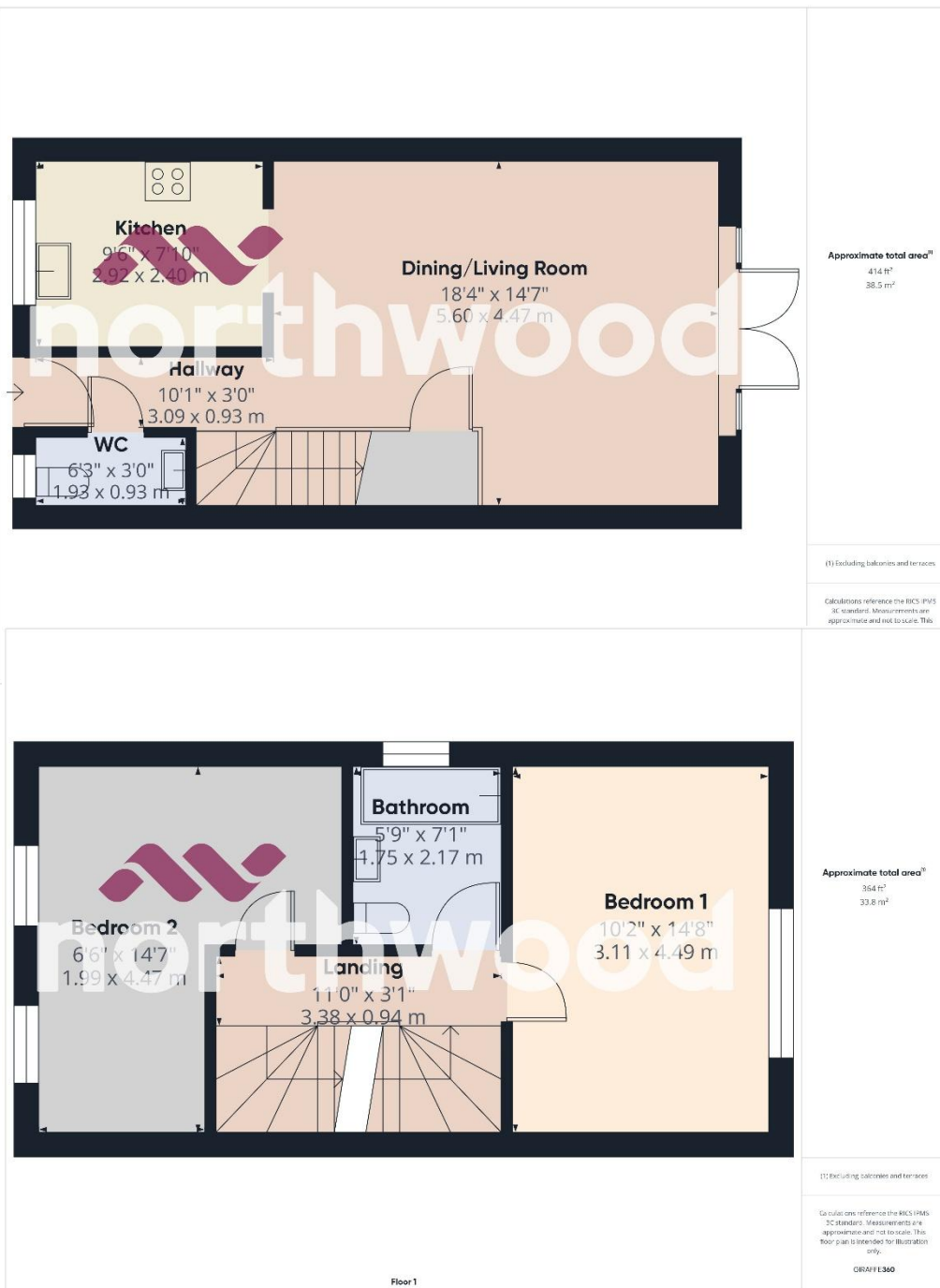
Externally to the front is a block paved driveway offering parking for multiple cars. The rear has a secluded paved patio and steps leading to a generous lawn area and perfect for family entertaining. Side access with gate.

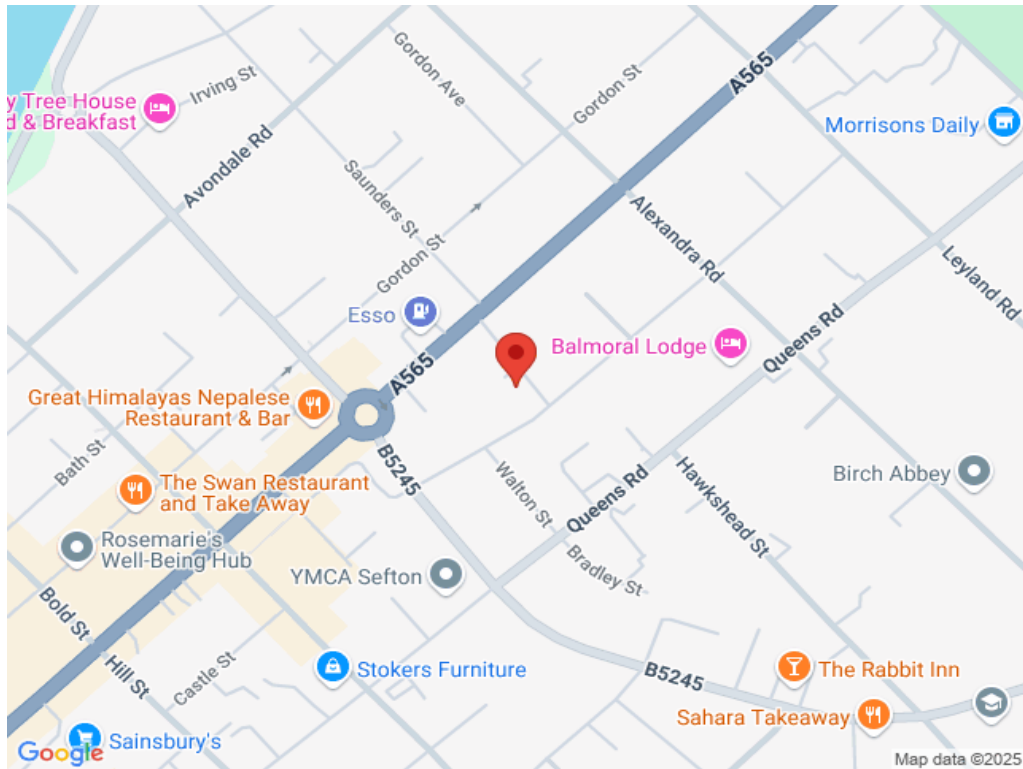
Disclaimer

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.









Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com