

**Chris
Tinsley**



9 Wellington Street, Town Centre, Southport, PR8 1QJ.

£210,000

Subject to Contract

An early viewing is essential to appreciate the newly modernised and improved accommodation offered by this Town House. Installed with both gas-fired central heating, UPVC double-glazed windows, tastefully decorated and well-appointed accommodation now includes; Entrance Hall, Front Lounge, Dining Room, and Kitchen. On the First Floor there is a main Bedroom with an En Suite Shower Room, a second Bedroom and a newly installed bathroom. Enclosed courtyard-style garden to the rear. Properties of this type and in this location in the heart of the Southport Town Centre are rarely offered for sale and an early viewing is advised.

NO CHAIN DELAY

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Woodgrain laminate flooring extending throughout the Ground Floor. 'Bevelled' glazed screen to both the Lounge and Inner Hall. 'Bevelled' glazed door to...

Lounge - 3.05m x 3.96m (10'0" excluding bay x 13'0")

Georgian style curved bay window overlooking Wellington Street and the front garden. Tall wall radiator, woodgrain laminate flooring, a feature living-flame log effect electric fire with attractive surround and hearth. Recessed spotlighting. Opening to...

Dining Room - 3.53m x 4.01m (11'7" x 13'2")

Woodgrain laminate flooring, UPVC double-glazed double doors leading to the courtyard rear garden. Recessed spotlighting. Stairs to the First Floor.

Kitchen - 4.7m x 1.7m (15'5" x 5'7")

Newly fitted kitchen with deep blue units and contrasting granite working surfaces. Inset one and a half bowl white sink unit with mixer tap, a range of base units including cupboards and drawers, wall cupboards. A range of 'Bosch' appliances which include a four-ring ceramic hob with cooker hood above and electric oven below. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing 'Worcester' gas central heating boiler. Mid-way wall tiling, laminate flooring. UPVC double-glazed window overlooking the Courtyard and UPVC double-glazed door to the rear.

First Floor Landing

UPVC double-glazed window, coving, loft access.

Bedroom 1 - 3.15m x 4.65m (10'4" x 15'3" to front of wardrobes)

Two UPVC Georgian style windows overlooking the front. Built-in wardrobes to recess.

En Suite Shower Room

Step-in shower enclosure with thermostatic rainfall and handheld showers, vanity wash hand basin. Recessed spotlighting and extractor.

Bedroom 2 - 2.87m x 3.45m (9'5" to the front of the wardrobes x 11'4")

Built-in wardrobes to the length of one wall. Tall wall radiator. UPVC double-glazed window.

Bathroom - 3.2m x 1.68m (10'6" x 5'6")

A newly installed bathroom suite including panelled bath with mixer tap and shower head attachment, vanity wash hand basin with cupboards below, low level WC, walk-in shower enclosure with thermostatic handheld and rainfall showerheads. Chrome towel rail/radiator, full wall tiling, extractor, recessed spotlighting, UPVC double-glazed window.

Outside

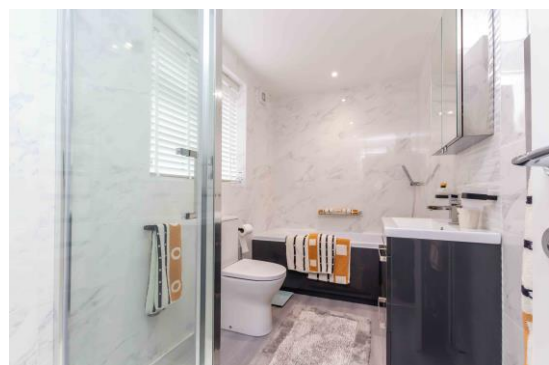
The property is screened by wrought iron railings and gate, there is a cobbled front garden and newly-paved enclosed Courtyard style garden to the rear.

Tenure

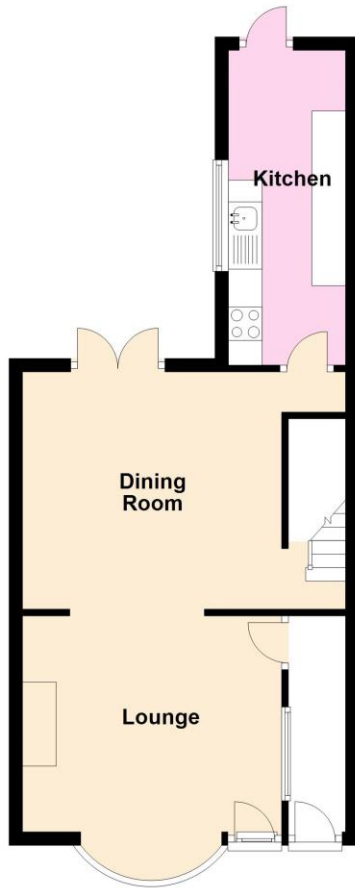
Freehold.

Council Tax

Sefton MBC band D.



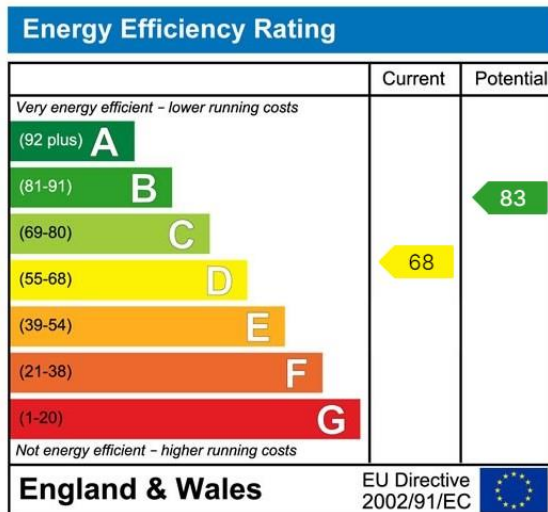
Ground Floor



First Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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