



**70 Bath Street North
Southport, PR9 0DJ £210,000
'Subject to Contract'**

Tucked away to a cul de sac in the heart of Southport Town Centre, this charming three-bedroom semi-detached family house offers an idyllic retreat for those seeking comfort and convenience. Hidden from the hustle and bustle, yet conveniently located within close proximity to Lord Street & the Southport Town Centre including nearby Schools and Train Links. Internally the generous living accommodation is well planned offering two reception rooms leading to a modern kitchen at the rear. To the first floor there are three bedrooms and a bathroom with separate Wc. The gardens are well established and perfect for couples and families alike! The property also includes access to a garage at the rear by way of Right of Way access over a private road. With its prime location, this property offers easy access to a wealth of amenities, shops, restaurants, and leisure facilities. For commuters, the convenient train links on the Southport to Manchester Piccadilly line ensure effortless travel to the city and beyond, making this the perfect place to call home for families and professionals alike.

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Southport's Estate Agent

Enclosed Entrance Vestibule

Large arched double outer storm doors, tiled flooring and glazed inner door with leaded light insert leading to....

Entrance Hall

Stairs to first floor with handrail, newel post and useful under stairs storage cupboard access, built in cloaks cupboard and plate rail. Door leads to useful under stairs storage cupboard providing additional space.

Front Lounge - 4.11m x 3.91m (13'6" into bay x 12'10" into recess)

Secondary glazed and leaded light bay window to front of property, remote controlled electric fire with resin style surround and hearth. Picture rail and coving.

Rear Lounge - 4.44m x 3.61m (14'7" into bay x 11'10" into recess)

Upvc double glazed French double doors lead to enclosed garden at the rear, coal burning stove inset to chimney breast, picture rail.

Kitchen - 4.83m x 2.31m (15'10" x 7'7" overall measurements)

Opaque Upvc double glazed side door access leading to rear garden, Upvc double glazed window overlooks the rear of the property. Kitchen arranged in a modern style with a number of built in white gloss base units including cupboards and drawers, wall cupboards, glazed china cupboards and working surfaces with one and half bowl sink unit mixer tap and drainer. Appliances include four ring gas hob with concealed extractor hood over, electric oven and grill and plumbing is available for washing machine. There is also further space for free standing fridge freezer. Wall mounted 'Valiant' conventional style central heated boiler system, ladder style chrome heated towel rail.

Landing

Secondary glazed leaded light window to side and loft access via drop down ladder.

Bedroom 1 - 4.32m x 3.28m (14'2" into bay x 10'9" to chimney breast)

Glazed and leaded light bay window to front of property, fitted wardrobes to recess.

Bedroom 2 - 3.99m x 3.61m (13'1" x 11'10" into recess)

Upvc double glazed window overlooks rear of property, fitted wardrobes incorporate knee hole dressing table and drawers. Picture rail.

Bedroom 3 - 2.44m x 2.39m (8'0" x 7'10")

Glazed and leaded light window, picture rail and fitted cupboard.

Bathroom - 2.36m x 1.55m (7'9" x 5'1")

Glazed window, pedestal wash hand basin with mixer tap and panelled bath with folded shower screen, wall grip and plumbed in shower. Airing cupboard houses hot water cylinder.

WC - 1.4m x 0.84m (4'7" x 2'9")

Glazed window, low level Wc and midway wall tiling.

Outside

Property occupies a Town Centre cul de sac location, tucked away and convenient for the local amenities with hard surface, crazy paved patio to front arranged for ease of maintenance with shrub borders. Side gate leads to enclosed garden at the rear. Right of way driveway access is provided over a private side road access and leading to a detached garage at the rear with double wrought iron gates leading to enclosed garden.

Tenure

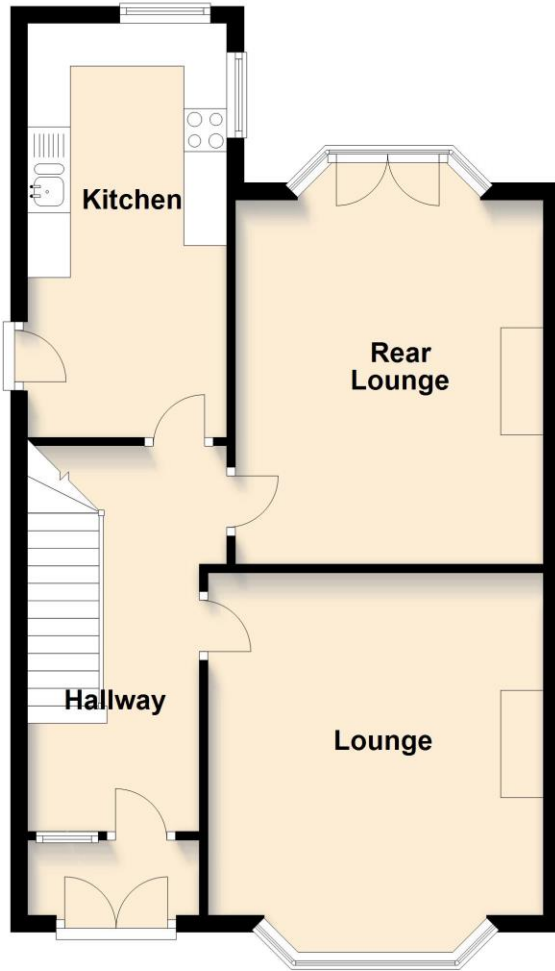
Freehold

Council Tax

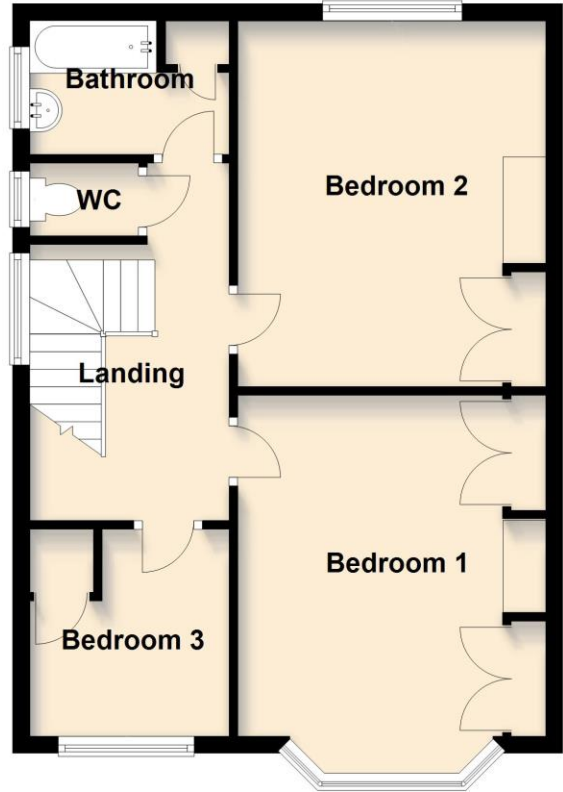
Sefton MBC band C



Ground Floor



First Floor



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

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient – lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient – higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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