



**10 Hart Street
Southport, PR8 6BT, £180,000
'Subject to Contract'**

The property provides generous, modern living accommodation comprising entrance porch leading via entrance hallway to the main living room, a modern style kitchen to rear leads to first floor and adjoining sunroom with separate utility room and WC. There are three bedrooms and a modernised shower room/WC to the first floor. The rear garden is a most definite feature, extensive and mature with well stocked borders. The popular residential location is particularly convenient for local Schools and amenities, Kew Retail Park is in the vicinity together with access to Southport Town Centre including excellent transport links on both Manchester Piccadilly and Liverpool Central lines.

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Southport's Estate Agent

Entrance Porch

Upvc double glazed outer and windows, inset matt well and glazed inner door leads to...

Entrance Hall

Hanging space and inner leads to...

Lounge - 4.32m x 3.61m (14'2" into recess x 11'10")

Upvc double glazed window to front of property, bespoke fitted wall cabinetry and shelving to recess and door leads to...



Breakfast Kitchen - 2.72m x 5.49m (8'11" x 18'0" reducing to 15'4")

Glazed window and door leads to garden room adjoining, modern style kitchen with a range of built in white gloss base units including cupboards and drawers, wall cupboards and working surfaces. One and a half bowl sink unit includes mixer tap and drainer. Door leads to useful under stairs storage cupboard, turned staircase leads to first floor. Appliances include electric oven, four ring ceramic style hob, fridge freezer and glazed door leads to...



Sunroom - 2.24m x 3.43m (7'4" x 11'3")

Upvc double glazed outer door and windows leads to enclosed garden at the rear. Electric light and power supply and inner door leads to...



Utility Room/ Wc - 1.85m x 2.08m (6'1" x 6'10")

Opaque Upvc double glazed window, low level Wc, vanity wash hand basin with mixer tap and cupboards below and plumbing is available for washing machine and further space for tumble dryer.

Landing

Loft access.

Bedroom 1 - 3.63m x 2.59m (11'11" x 8'6" to chimney breast)

Upvc double glazed window, fitted wardrobe to chimney recess.

Bedroom2 - 3.66m x 2.51m (12'0" x 8'3")

Upvc double glazed window and fitted wardrobes.

Bedroom 3 - 2.74m x 2.54m (9'0" x 8'4")

Upvc double glazed window overlooks rear garden, fitted wardrobes.



Shower Room/ Wc - 1.91m x 2.57m (6'3" x 8'5" into recess)

Opaque Upvc double glazed window, three-piece modern white suite comprises of low-level Wc, vanity wash hand basin with mixer tap and vanity wall mirror with cupboards below. Step in shower enclosure includes plumbed in over head shower and handheld shower attachment, ladder style chrome heated towel rail and recessed spot lighting.



Outside

Enclosed gardens to front, flagged for ease of maintenance and rear garden provides extensive laid to lawn, patio well stocked borders with a variety of plants, shrubs and trees and access to timber garden shed. There is a right of way access via gate over the neighboring adjoining property for refuse collection etc. The rear garden a sun catching South facing aspect.

Council Tax

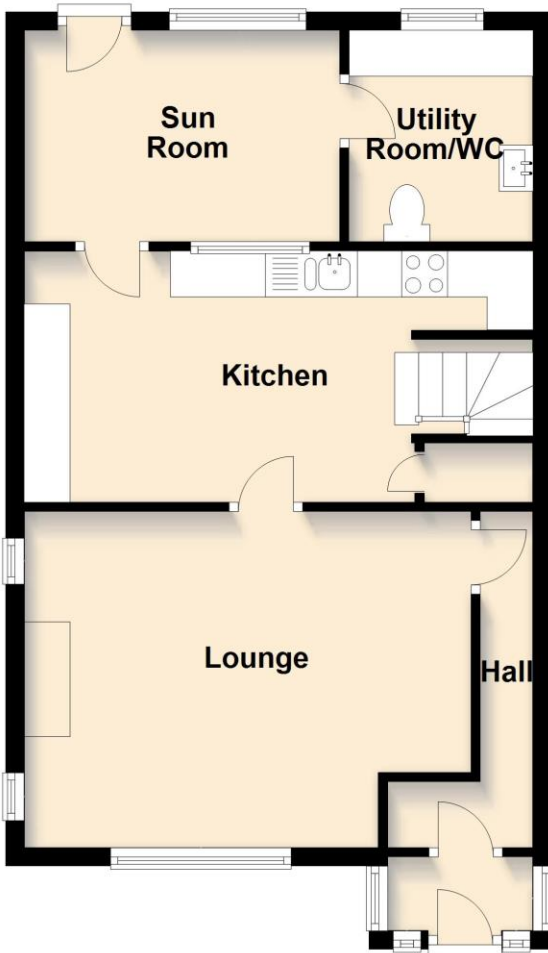
Sefton MBC band A.

Tenure

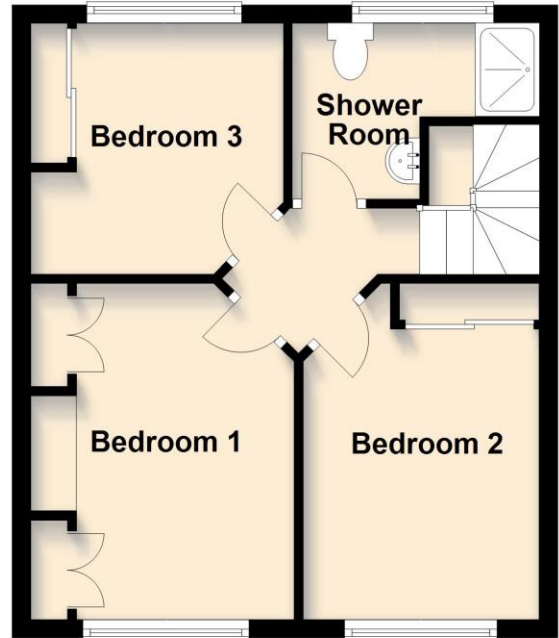
Freehold.



Ground Floor



First Floor



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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